05040093

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 04/14/05 08:36 2 pgs
Fees:13.00 Taxes:303.40

20050414-0041480

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Robert J Biancheri
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2005

Brandy K Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-00

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT J. BIANCHERI	SAME	Map:104-1-43 Parcel:
(NAME) 1651 PRESTON PL.	(NAME) SAME	Map: Parcel:
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 05040093

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BERTHA M. MONTALVO , a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT J. BIANCHERI

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 26 and Lot No. 27 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for said County.

Said part of said Lot No. 26 and Lot No. 27 adjoin and front together 75 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to BERTHA M. MONTALVO, by deed of record in Book 5248, page 309, said Register's Office.

THIS PROPERTY SUBJECT TO THE FOLLOWING:

1. Right of Way Easement of record in Book 5403, page 612, said Register's Office.

This is improved property known as 162 37TH AVENUE NORTH, Nashville, Tennessee 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of April, 2005

Bertha M. Montalvo By
BERTHA M. MONTALVO BY
SHIRLEY Y. GREEN AS HER
ATTORNEY-IN-FACT
Shirley Y. Green
attorney-in-fact

STATE OF FLORIDA

COUNTY OF PINELLAS

On this 11 day of April, 2005, before me personally appeared Shirley Y. Green, to ~~me known~~ (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bertha M. Montalvo, and who acknowledged that she executed the same as the free act and deed of Bertha M. Montalvo by Power of Attorney recorded as Instrument No. 20050307-0024753, Register's Office Davidson County, Tennessee.

Witness my hand and official seal at the office this 11 day of April, 2005.

Robert D. Huffman
NOTARY PUBLIC
ROBERT D. HUFFMAN

My Commission expires: 2/16/09

ROBERT D. HUFFMAN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD397380
EXPIRES 2/16/2009
BONDED THRU 1-888-NOTARY1

PRODUCED ID.
FL DL G650799425430

Bertha M. Montalvo By
Edward S. McKissack as her attorney-in-fact
BERTHA M. MONTALVO BY
EDWARD S. MCKISSACK AS HER
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
County of Davidson

On this 12th day of April, 2005, before me personally appeared Edward S. McKissack, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bertha M. Montalvo, and who acknowledged that she executed the same as the free act and deed of Bertha M. Montalvo by Power of Attorney recorded as Instrument No. 20050307-0024753, Register's Office Davidson County, Tennessee.

Witness my hand and official seal at the office this 12th day of April, 2005.

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006