05060215

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

Davidson County DEEDWARR
Recvd: 07/11/05 08:38 2 pgs
Fees:13.00 Taxes:577.20
20050711-0079621

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF JULY, 2005

NOTARY PUBLIC

My Commission expires:

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 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLES M. MUNTER and CLAIRE P. SYLER	CHARLES M. MUNTER AND CLAIRE P. SYLER	Map:104-1-143 Parcel:
(NAME) 162 37th Ave North	(NAME) SAME	Map: Parcel:
(ADDRESS) Nashville, TN 37209	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 05060215

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

ROBERT J. BIANCHERI

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

CHARLES M. MUNTER and CLAIRE P. SYLER , husband and wife

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 ROBERT J. BIANCHERI from BERTHA M. MONTALVO, A SINGLE PERSON, by deed of record as Instrument No. 20050414-0041480 dated April 11, 2005, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

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

THIS PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

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 1st day of July, 2005

ROBERT J. BIANCHERI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT J. BIANCHERI the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 1st day of July, 2005.

NOTARY PUBLIC

My Commission expires:

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