Davidson County DEEDWARR
Recvd: 01/03/06 09:25 1 pgs
Fees:13.00 Taxes:1017.50

20060103-0000234

# WARRANTY DEED

BW-20050.PFD267

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY:**
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Ann Werner , Eric P. Brace, unmarried | Regions Bank | 083-06-0-089.00 |
| (NAME) | (NAME) | |
| 213 Chapel Ave. | 3325 West End Ave | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL J. SILVIO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARY ANN WERNER , ERIC P. BRACE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in * County, State of Tennessee, described as follows, to wit:

Being Lots No. 13 and 14 on the plan of Roy F. Williams Subdivision of the Hunter tract as of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee.

Said Lots No. 13 and 14 front 50 Feet on the westerly side of Chapel Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael J. Silvio by Deed from Margie Ann Totty, Billie Ray Banks, Jimmie Banks, Calvin Ray Banks, Vicky Smith and Tammy Pendergrass, being heirs at law of Mable Marie Banks, deceased, recorded at Book 10278, Page 762, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 213 Chapel Ave., Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my/our hand(s) this 29th day of December, 2005.

Michael J. Silvio

**STATE OF Tennessee**
**COUNTY OF Davidson**

Personally appeared before me, Pamela G Hanes, a Notary Public in and for said County and State, the within named Michael J. Silvio , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2005.

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 6-14-08

Notary Public