Return to:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CR., STE 5
BRENTWOOD, TN 37027
(615) 369-0039

Davidson County DEEDWARR
Recvd: 01/10/07 10:35 3 pgs
Fees:18.00 Taxes:1017.50
20070110-0004119

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Jennie Pilato Bianconi Affiant Subscribed and sworn to before me, this 8th day of January, 2007. Notary Public My Commission Expires: My Commission Expires January 31, 2007 GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Tim T. Hoots and Christopher P. Marchetti 717 Bresslyn Road Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 115 08 0 02200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OWEN M. BIANCONI AND WIFE, JENNIE PILATO BIANCONI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TIM T. HOOTS AND CHRIS P. MARCHETTI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 74 on the Plan of Brook Meade, Section IV, as of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 74 fronts 106 feet on the southwesterly margin of Bresslyn Road and runs back 381.7 feet on the northwesterly side and 344 feet on the southeasterly side to a dead broken line measuring 165.3 feet.

Being the same property conveyed to Owen M. Bianconi and wife, Jennie Pilato Bianconi by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, Oscar S. Siegrist, Carol S. Siegrist, William H. Siegrist, Minnie V. Siegrist, and Mrs. Charles E. Dahlinger, of record in Book 2292, page 141, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Metro or special taxes and assessments required to be paid in the year 2007, a lien, not yet due and payable; and subsequent years, a lien not yet due and payable.

2. All matters as shown on the Plan of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in an instrument dated May 15, 1954, recorded May 17, 1954, and recorded in Book 2278, page 447, Register's Office for Davidson County, Tennessee.

This is improved property known as 717 Bresslyn Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of January, 2007.

Owen M Bianconi by Jennie Pilato Bianconi attorney in fact
Owen M. Bianconi
By: Jennie Pilato Bianconi, Attorney in Fact

Jennie Pilato Bianconi a/k/a Jennie Theresa Bianconi
Jennie Pilato Bianconi
a/k/a Jennie Theresa Bianconi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie Pilato Bianconi a/k/a Jenne Theresa Bianconi, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie Pilato Bianconi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Owen M. Bianconi, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of January, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007