BOOK 7252 PAGE 204

Address New Owner:	Send Tax Bills To:	Map/Parcel
Michael Anthony Bianco	Same	Map 83-14
1311 GARTLAND DR		Par 101
NASHVILLE, TN 37206		23W-05992

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, LYNDAL ROBERTS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said MICHAEL ANTHONY BIANCO, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of the Lindsley Subdivision of the Chadwell Tract, of record in Book 2, page 24, Chancery Court for said County.

Said Lot No. 47 fronts 50 feet on the southerly mrgin of Russell Street, formerly Ruth Street, and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Lyndal Roberts by deed from Sunbelt Real Estate Investments, Inc. of record in Book 7002, page 354, Register's Office for Davidson County, Tennessee.

Margaret Roberts, wife of Lyndal Roberts, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Lyndal Roberts, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 2, Page 24, Chancery Court for said County; Deeds of Trust of record in Book 6193, page 935; LR Book 5243, page 803; and Book 4714, page 591, Register's Office for said county; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1604 Russell Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL ANTHONY BIANCO, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 on this 27th day of May, 1987.

Lyndal Roberts
LYNDAL ROBERTS

Margaret Roberts
MARGARET ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $44,500.00.

Michael Anthony Bianco
AFFIANT

Sworn to and subscribed before me this 28th day of May, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyndal Roberts and wife, Margaret Roberts, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

3101 6.

IDENTIFICATION REFERENCE

MAY 29 2 39 PM '87
FELIX Z. BRASFIELD, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7252 PAGE 206

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44500.00- CAPIT.	
			124.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.10-	
3069A05/29/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 0 1 6

IDENTIFI REFERENCE

MAY 29 2 39 PM '87
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 87502