BOX 28

9901818

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Robert J. Biancheri
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF July, 19 99.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9-22-2002

BOOK 11504 PG 645

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT J. BIANCHERI	same	105-12-21
(NAME)	(NAME)	
9235 Queensboro Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-7469		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

A. DWYTE WINNINGHAM, ADMINISTRATOR, C.T.A., OF THE ESTATE OF FORREST WATSON, DECEASED

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 Lots Nos. 1 through 6, inclusive, Lot No. 14 and that part of an alley closed by Bill No. 64-295, Metropolitan County Council, on the Map of Prigmore's Re-Subdivision of the Mayo Lands, of record in Book 332, page 83, Register's Office for said County; and for a more complete description of said lots reference is hereby made to said plan.

There is included in the foregoing, but to be excluded therefrom, a small tract of land heretofore conveyed to H. T. Decker, etux, by deed of Mrs. Emma H. Price of record in Book 3818, page 457, said Register's Office, and tract of land conveyed to State of Tennessee, by deed from Mrs. Emma H. Price, dated November 20, 1958, of record in Book 2856, page 60, said Register's Office.

Being the same property conveyed to Forrest Watson by deed from Anna M. Watson of record in Book 4615, page 914, said Register's Office. Also being the same property conveyed to Forrest Watson and wife, Margaret B. Watson, as tenants by the entirety, by deed of record in Book 5606, page 644, said Register's Office. The said Margaret B. Watson having predeceased Forrest Watson. The said Forrest Watson having since died leaving his Last Will and Testament of record in Will Book 227, page 75, in the Seventh Circuit Court, Probate Division for said County.
(SEE ATTACHED EXHIBIT "A")

unimproved ( )
This is improved ( ) property, known as 1800 Nolensville Road - Nashville, TN 37211
(House Number) (Street) (City) (State) (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. 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 29th day of July, 19 99.

A. Dwyte Winningham, Admin, C.T.A.
A. DWYTE WINNINGHAM, ADMINISTRATOR, C.T.A.,
OF THE ESTATE OF FORREST WATSON

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11594 PG. 646

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 A. Dwyte Winningham, Administrator, C.T.A., of the Estate of Forrest Watson, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** he **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this 29th **day of** July, **19** 99.

My Commission expires:
9-28-2002

J. Lane Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, **with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged** _____**self to be the** _____ **of** _____, **the within named bargainor, a corporation (or partnership), and that** ____, **as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by** _____**self as such officer (or partner).**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for 1999, a lien, but not yet due and payable.

2. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

3. Easement for right-of-way granted to the State of Tennessee, by Right-of-Way deed from Emma Houston Price, of record in Book 2856, page 60, Register's Office for Davidson County, Tennessee.

4. Easements retained by the Metropolitan Government of Nashville and Davidson County, in the alley closed by Bill No. 64-295, Metropolitan County Council.

5. Easement for sewer granted City of Nashville through Lot No. 14 by grant from Mrs. J. G. Prigmore, of record in Book 619, page 490, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of resolutions set forth in Book A-1, page 300, County Court Clerk's Office for Davidson County, Tennessee.

7. Applicable building and zoning regulations.

8. Easement for the flow of waters of Brown's Creek and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek.

8908 07/29 0101 03CHECK 662.50

199117622

IDENTIF. ↑ REFERENCE

99 JUL 29 PM 1:47

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11594 PG. 648

06I7622
IDENTIF. ↑ REFERENCE

99 JUL 29 PM 1:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	MAMT
	175000.00
MOR TX	647.50
PRFEE	1.00
TDEED	12.00
CFEE	2.00
TOTAL	662.50
CHECK	662.50

07/29/99 01 13:52 0001 8908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497160