Box 52

WARRANTY DEED

BOOK 11756 PAGE 87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: AT 6/12/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Biederman (NAME)	Pioneer Mortgage, Inc. (NAME)	104-13-99
233 Leonard Avenue (ADDRESS)	225 Noah Drive, Suite 360 (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM 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, WE, Melissa Mitchell Kurtz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles J. Biederman and wife, Anna N. Biederman, as tenants by the entireties

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly one-half of Lot 56 on the Plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly margin of Leonard Avenue and extends back 200 feet between parallel lines to a dead line.

Being the same property conveyed to Melissa Mitchell Kurtz, married, by deed from Hal G. Cato, unmarried, of record in Book 10045, page 334, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved (X) unimproved ( ) property, known as 233 Leonard Avenue, Nashville, Tennessee 37205
(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 hand this 18th day of November 19 99

Melissa Mitchell Kurtz
Melissa Mitchell Kurtz

STATE OF TENNESSEE
WILLIAMSON COUNTY
MAR
LARGE

99 NOV 24 PM 1:39
BILL GARNER
DAVIDSON COUNTY REGISTER
RECEIPT #
FEE
REGISTER'S FEE
TAX
TRANSFER TAX
RECORDING FEE
DP FEE
TOTAL
STATE OF TENNESSEE, DAVIDSON COUNTY
11/24/99 0101 03CHECK 1376.30

IDENTIFICATION REFERENCE 0660860

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 Melissa Mitchell Kurtz

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th 18th day of November, 19 99

Commission expires 6/12/2002

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11756 PAGE 89

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

0660860

IDENTIF. & REFERENCE

99 NOV 24 PM 1:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	369000.00
CON TX	1365.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1376.30
CHECK	1376.30

11/24/99 01 13:31 0001 5000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542633