RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42134 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/03 13:39 2pgs
Fees:13.00 Taxes:401.45

20030613-0081925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, This
12th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Biancheri	S A M E	103-6-88
P O BOX 24606		
Nashville, TN 37202		

FOR AND IN 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, I/WE,

I, BETH TANNENBAUM, Executrix of the Estate of DIANE S. GINSBERG

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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookside Court Subdivision, of record in Book 1424, page 145, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the northerly side of Kendall Drive and extends back between parallel lines having a length of 174.2 feet to a dead line on the rear, measuring 75 feet thereon.

Being the same property conveyed to Diane F. Ginsberg by deed from Harold R. Brown and wife, Patricia A. Brown of record in Book 5751, page 5, Register's Office for Davidson County, Tennessee. The said Diane F. Ginsberg having since died. Beth Tannenbaum is Executrix of Will probated in Will Book 163, page 334, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5540/5542 Kendall Drive, Nashville, TN 37202

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 12th day of June, 2003

Estate of Diane G. Ginsberg

BY: Exec

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 Beth Tannenbaum, Executrix of the Estate of Diane G. Ginsberg, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.