Box 586

Davidson County DEEDWARR
Recvd: 07/09/04 09:35 3pgs
Fees:18.00 Taxes:303.40
20040709-0081729

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John P. Piccinini 12239 Forrest Crest Court Spring Hill, Florida 34609	Same as New Owner	Map 142-04-A, Parcel 13.00 CO

This instrument prepared by: Marshall L. Hix, Esquire Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Janet R. Blum and Carol R. Appel** ("Grantor") has bargained and sold, and hereby transfers and conveys to **John P. Piccinini and wife, Judith Piccinini and Heather Piccinini, unmarried (collectively "Grantee"), as tenants in common**, and their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 13 on the Plan of Belle Forest of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Janet R. Blum and Carol R. Appel by deed from Kurt A. Rose and Robin L. Rose, both unmarried persons, dated July 26, 1996 and of record in Book 10139, page 327, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to matters contained in **Exhibit "A"** attached hereto and made a part of.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 210 Old Hickory Boulevard, Unit #13 Nashville, Tennessee 37221.

EXECUTED this 2nd day of July, 2004.

Janet R. Blum by Robin L. Rose
Janet R. Blum by Robin L. Rose, her Attorney-in-Fact

Carol R. Appel by Robin L. Rose
Carol R. Appel by Robin L. Rose, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2004, before me personally appeared Robin L. Rose, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janet R. Blum and Carol R. Appel, acknowledged that such person executed the same as the free act and deed of Janet R. Blum and Carol R. Appel.

WITNESS my hand and seal, this 2nd day of July, 2004.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

AFFIANT

Subscribed and sworn to before me this 2ND day of July, 2004.

NOTARY PUBLIC

KAYE H. TENPENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 25, 2004

Master:\Master\WarrantyDeed

Exhibit "A"

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums of record in Book 5438, Page 699, as amended in Book 6082, page 866, Register's Office for Davidson County, Tennessee.

4. Party wall for use in common with owner(s) of attached and appurtenant improvements.

5. By-Laws of record in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.

6. Easement Agreement between Belle Forest and American Building Company as set out in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.