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04110214

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 11/30/04 12:58 2pgs
Fees:13.00 Taxes:114.70
20041130-0142220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Robert Biancheri
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF NOVEMBER, 2004

Brandy K Pirk
NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT J. BIANCHERI	SAME	Map:133-1-212 Parcel:
(NAME) 1651 PRESTON PLACE	(NAME) 1651 PRESTON PLACE	Map: Parcel:
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04110214

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

GERALDINE RANSDELL

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 part of Lots Nos. 434, 435 and 436, Sunrise Heights, 2nd Plan, as of record in Book 421, page 46, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of High Street, 88.7 feet east of the southeast corner of High Street and May Avenue; thence east along High Street, 59.3 feet; thence south parallel to the east margin of May Avenue, 150 feet to a point in the north margin of Elgin Street; thence west with said Street, 56 feet; thence north 150 feet to the point of beginning.

Being the same property conveyed to GERALDINE RANSDELL, by deed of record in Book 11084, page 439, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This is improved property known as 521 HIGH STREET, Nashville, Tennessee 37211

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 23rd day of November, 2004

GERALDINE RANSDELL

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 GERALDINE RANSDELL the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 23rd day of November, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006