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

Davidson County DEEDWARR
Recvd: 10/16/08 10:00 2 pgs
Fees:13.00 Taxes:120.25

20081016-0104083

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Brandy K. Cole
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2008

Allison Barnwell
NOTARY PUBLIC

My Commission expires:
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT BIANCHERI	SAME	Map:119-06-0-077 Parcel:
(NAME) 1651 Preston Place	(NAME)	Map: Parcel:
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08100109

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

LISA ANN MULLINS , a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT 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:

Being an unnumbered lot marked "Waddey" on the Plan of Sterling Subdivision, Section 1. of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southeast corner of Elberta Street and Miller Street; thence eastwardly with the southerly margin of Elberta Street, a distance of 50.05 feet to the northwest corner of Lot 5; thence southwardly with the west line of Lot 5, a distance of 160 feet to a point; thence eastwardly with the north margin of Lot 17, a distance of 58.72 feet to the east margin of Miller Street; thence northwardly along the margin of Miller Street a distance of 160.26 feet to the point of beginning.

Being the same property conveyed to JAMES MULLINS and wife, LISA MULLINS, by deed from C & C PARTNERSHIP, of record as Book 10204, page 552, dated September 13, 1996, said Register's Office. Being further conveyed to LISA ANN MULLINS by deed from JAMES WILLIAM MULLINS in compliance with Final Decree of Divorce, Case #04D-961, of record as Instrument No. 20041116-0137609, said Register's Office.

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Plat Book 1424, page 97, said Register's Office.

This is improved property known as 93 ELBERTA STREET, Nashville, Tennessee 37210

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 15th day of October, 2008

Lisa Ann Mullins
LISA ANN MULLINS

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 LISA ANN MULLINS 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 15th day of October, 2008.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires:

My Commission Expires NOV. 22, 2010