BILL GARRETT, Davidson County
Trans:T20110003003 DEEDWARR
Recvd: 01/14/11 13:59 2 pgs
Fees:13.00 Taxes:129.50

20110114-0004144

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, Tennessee 37211
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Robert Biancheri, Affiant

Subscribed and sworn to before me this 13th day of January, 2011.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Biancheri 1651 Preston Place Brentwood, TN 37027	New Owner	119-01-0 299.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Toni G. Barnes,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert Biancheri**, hereinafter called the Grantees, their successors 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. 138 on the Plan of the Overhill City Land Company and W. H. Fox Subdivision, as of record in Plat Book 332, Page 21, said Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 138 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles Buford Barnes and wife, Toni Gayle Barnes, by Deed from Esther A. Brown, unmarried, dated April 16, 1992, and recorded April 20, 1992, of record in Book 8604, Page 229, said Register's Office. The said Charles Buford Barnes having since conveyed his interest to Toni G. Barnes by Quitclaim Deed dated March 19, 1999, and recorded March 22, 1999, of record in Book 11393, Page 92, said Register's Office.

This property is improved property known as 311 Rose Street, Nashville, TN 37211.

Toni Gayle Barnes and Toni G. Barnes are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13 day of January, 2011.

Toni G. Barnes

Toni G. Barnes

STATE OF VA
COUNTY OF Newport News

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Toni G. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Newport News, Virginia, this 13 day of January, 2011.

Notary Public

My Commission expires 12/31/2012

SHANNON NOELLE IRWIN
Notary Public
Commonwealth of Virginia
7211755
My Commission Expires Dec 31, 2012