Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert J. Biancheri
1651 Preston Place
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20110005076 DEEDWARR
Recvd: 01/26/11 10:10 3 pgs
Fees:18.00 Taxes:111.00
20110126-0007143

MAP **147-8**
GROUP
PARCEL **22.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred Allen, Jr. and wife, Vickie R. Allen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Robert J. Biancheri,** hereinafter called the GRANTEE, his 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 the east one-half of a certain tract of land situated in the 5th Civil District of Davidson County, Tennessee, containing one-half acre, on which is a 4 room rock dwelling house and well, this said lot or parcel of land being bounded generally as follows:

On the east by Nash; on the north by Robert Holt; on the west by John West; on the south by Eugena Robertson, Ernest Patton, and T. J. McMorrough.

Being the same property conveyed to Fred Allen, Jr. and wife, Vickie R. Allen by a Deed to create Tenancy by the Entirety dated April 30, 2008 from Fred Allen, Jr. of record in Instrument no. 20080505-0045986, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Fred Allen, Jr. By deed of record in Inst. No. 20020621-0075253, said Register'[s Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **3993 Taylor Rd., 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **20th** day of **January, 2011.**

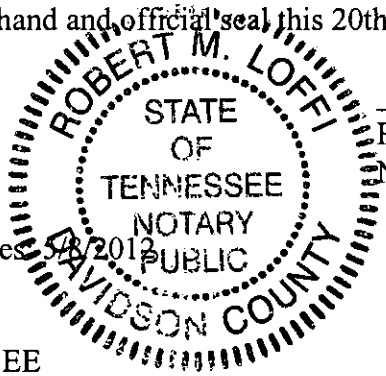
Fred Allen, Jr.

Vickie R. Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fred Allen, Jr. and wife, Vickie R. Allen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of January, 2011.



Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of January, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

