BOOK 4318 PAGE 905

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

John P. Saad Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 1969.

Pauline T. Oakley
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Saad, Jr., et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 148-7
121 Rader Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 112
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Banner Construction Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Saad, Jr., and wife, Phillis R. Saad,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 858 on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, page 154, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Rader Drive, common corner of Lots Nos. 858 and 859; thence with the line between said two lots southeasterly 98.5 feet; thence easterly 114.3 feet to a point in the easterly margin of Cherokee Place; thence with the curve of said margin northwesterly 120.0 feet; thence around a curve westerly 39.3 feet to a point in the southeasterly margin of Rader Drive; thence with said margin southwesterly 96.0 feet to the point of beginning.

Being part of the property conveyed to Banner Construction Company by deeds from Joe P. Overby et ux, of record in Book 3979, page 843; and from Robert E. Rader et ux, of record in Book 3404, page 519, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4198, page 609, and the recorded Plan which shows a 30-foot setback line from Rader Drive and from Cherokee Place, and a 10-foot public utility easement across the southerly line of the lot, and Owner's Certificate.

This is unimproved (X) improved ( ) property, known as 121 Rader Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of March, 1969

BANNER CONSTRUCTION COMPANY

By: Theodore [illegible]
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Virginia E. Mitchell, a Notary Public within and for the State and County aforesaid, personally appeared Theodore H. Pailet, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Banner Construction Company, the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Theodore H. Pailet, as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of March, 19 69.

My commission expires April 23, 1969 Virginia E. Mitchell Notary Public

00-1698-4

WARRANTY DEED

FROM

BANNER CONSTRUCTION COMPANY

TO

JOHN P. SAAD, JR., AND WIFE,

PHILLIS R. SAAD

FIDELITY FEDERAL SAVINGS AND LOAN NASHVILLE A 34408

IDENTIF. REFERENCE

MAR 21 9 03 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 21 69	CONV	20,000.00			
MAR 21 69	S'TAX		B*	52.00	
MAR 21 69	PR'FEE		B*	.50	
MAR 21 69	W'DEED		B*	3.00	* 55.50