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This Instrument Was Prepared By
LEY, LACKEY, CHERNAU & GENTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM) Form #WDS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert P. Banniza and wife Billie Diane Banniza 5421 Country Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211 (CITY) (STATE) (ZIP)	Fidelity Federal Savings & Loan Association of Nashville 401 Union (STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Map 162.5 Par. 164

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00) Dollars,

cash in hand paid by Robert P. Banniza and wife Billie Diane Banniza, the receipt of which is hereby acknowledged, and other good and valuable consideration, RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation,-

has bargained and sold, and does hereby transfer and convey unto the said Robert P. Banniza and wife Billie Diane Banniza, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

Being Lot 59 on the Plan of Hickory Valley Subdivision, Section 2, as of record in Book 4175, page 158, Register's Office for said County.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife Margaret Will Delvin, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4469, page 847; easements, setback lines and conditions of owner's certificate, as shown on plan of record in Book 7175, page 158, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 22nd day of October 19 71

Affiant

My commission expires: 4-30-75
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5421 Country Drive (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert P. Banniza and wife Billie Diane Banniza, their

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Robert P. Banniza and wife Billie Diane Banniza, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 22nd day of October, 19 71, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDALL PHILLIPS BUILDERS, INC.

By Lunsford M. Hollins Jr.
VICE PRESIDENT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

James D. Huddleston

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Randall Phillips Builders, Inc. , the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President

Witness my hand and seal, at office in Nashville, Tennessee , this 22nd day of October , 19 71.

James D. Huddleston
Notary Public

Commission expires 4-30-75

OCT 22 CONV 23,500.00
OCT 22 S'TAX A* 61.10
OCT 22 PR'FEE A* .50
OCT 22 WDEED A* 4.00 * 65.60

00-1904-6

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO ROBERT P. BANNIZA ET UX

B 35258

IDENTIF. REFERENCE

OCT 22 3 09 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING