THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR, L. & C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4638 PAGE 395

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harry L. Banniza, Sr. (NAME)	Noel-Palmer Co. (NAME)	map 147-1
698 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	parcel 197
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Harry L. Banniza, Sr. and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $13,950.00, secured by a deed of trust to Walter M. Noel, Trustee, dated June 8, 1962, recorded in book 3411, page 459, Register's Office for Davidson County, Tennessee.

We, Joe H. Spears and wife, Betty Neel Spears,

have this day bargained and sold, and do hereby transfer and convey unto the said

Harry L. Banniza, Sr.

his ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 267 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County.

Said Lot No. 267 fronts 80 feet on the northerly side of Harding Place, and extends back 180.5 feet on the easterly line and 178.7 feet on the westerly line, to a dead line in the rear on which it measures 79.9 feet thereon.

Being the same property conveyed to Joe H. Spears and wife, Betty Neel Spears by deed from J. M. Medlin & Co., recorded in Book 3400, page 231, Register's Office for said County. The said Betty Neel Spears and Betty N. Spears being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,560.38

Subscribed and sworn to before me, this the 13th day of September 19 72

Barbara Terry
Affiant

My commission expires: 8/14/76
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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

Harry L. Banniza, Sr., his

~~XXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry L. Banniza, Sr., his

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 30th *day of* AUGUST, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joe H. Spears
Joe H. Spears

X Betty Neel Spears
Betty Neel Spears

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ OBION }

Personally appeared before me, THOMAS DOWELL, a Notary Public in and for said County and State, Joe H. Spears and wife, Betty Neel Spears, the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Union City - (OBION Co.) Tennessee, this 30 day of August, 1972.

Thomas Dowell Notary Public

Commission expires 4-7-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP 18 72	CONV	17,560.38				
SEP 18 72	S'TAX		A*	45.76		
SEP 18 72	PR'FEE		A*	.50		
SEP 18 72	W'DEED		A*	4.00	*	50.26

WARRANTY DEED

FROM Joe H. Spears, et ux

TO Harry L. Bannlza, Sr.

B 76326

IDENTIF. REFERENCE

SEP 18 1 02 PM '72

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.