BOOK 4761 PAGE 501

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mail to: Harry L. Banniza, Jr. et ux	Fidelity Federal Savings & Loan Association	Map 162-5
308 Ocala Circle Lot 71-Hickory Valley-Sec.3 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pa- 207
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	no

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

----------($10.00)

cash in hand paid by Harry L. Banniza, Jr. and wife Diane W. Banniza, the receipt of which is hereby acknowledged, and other good and valuable consideration, RANDALL PHILLIPS BUILDERS, INC.----------

has bargained and sold, and does hereby transfer and convey unto the said

Harry L. Banniza, Jr. and wife Diane W. Banniza, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot 71 as shown on the Plan of Hickory Valley, Section 3, of record in Book 4460, page 86, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, of record in Book 4314, page 657, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4604, page 526, Book 4630, page 548; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 86, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,500.00

Subscribed and sworn to before me, this the 1st day of November 19 73

Affiant

My commission expires: May 7, 1974
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Lot 71, Hickory VAlley, Sec. 3, Nashville, Tennessee
(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, Jr. and wife Diane W. 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

Harry L. Banniza, Jr. and wife Diane W. Banniza, their

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

Witness my *hand this* 1st *day of* November, 19 73 *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: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4761 PAGE 502

Before me, Mrs. Joe L. Jenkins, *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* him *self 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, *this* 1st *day of* November, *19* 73.

Mrs Joe L. Jenkins *Notary Public*

MRS. JOE L. JENKINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires May 7, 1974

073131-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

HARRY L. BANNIZA, JR. ET UX

NOV-23 CONV 28,500.00
NOV-23 TAX A* 74.10
NOV-23 PRFEE A* .50
NOV-23 MDEED A* 4.00 * 78.60

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

T 3 0 4 6 7

IDENTIF. REFERENCE

Nov 2 3 29 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING