WARRANTY DEED

BOOK 5043 PAGE 305

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold R. Varden Trustee	Collateral Investment Co.	74-12
(NAME)	(NAME)	
4811 Lebanon Rd	2233 8th Ave No	106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage Tenn 37076	Birmingham Ala	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4835, page 429, Register's Office for said County.

We, John C. Bannach and wife, Wanda G. Bannach

have this day bargained and sold, and do hereby transfer and convey unto the said Harold R. Varden, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust (~~successors~~ and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 577, on the Plan of Hermitage Hills, Section V, as of record in Book 3300, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 577 fronts 80 feet on the northerly margin of Jacksonian Drive and runs back between lines measuring 116.4 feet on the westerly side and 163.7 feet on the easterly side to a broken line in the rear on which it measures 100.73 feet.

Being the same property conveyed to John C. Bannach and wife, Wanda G. Bannach by deed from Larry Morell and wife, Earline Morell of record in Book 4835, page 427, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,220.91

Subscribed and sworn to before me, this the 1st day of June 19 76

Affiant

My commission expires: 11-21-78
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 197 Jacksonian Drive, Hermitage Tenn. 37076
(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

Harold R. Varden, Trustee,

his successors in trust (~~successors~~)

XXX *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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Harold R. Varden, Trustee, his successors in trust

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

Witness our *hand* s *this* 1st *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Bannach

Wanda G. Bannach

This Instrument Was Prepared By:

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FRANK J. HOFFMANN, a Notary Public in and for said County and State, John C. Bannach and wife, Wanda G. Bannach the within named bargainorS., with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 1976.

Frank J. Hoffmann
Notary Public

Commission expires Nov 17, 1976

FRANK J. HOFFMANN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

JUL-8⁷⁶ CONV 25,220.91
JUL-8⁷⁶ S'TAX B* 65.52
JUL-8⁷⁶ PR'FEE B* .50
JUL-8⁷⁶ W'DEED B* 4.00 * 70.02

WARRANTY DEED

FROM

JOHN C. BANNACH, ET UX

TO

HAROLD R. VARDEN, TRUSTEE

D 57384

IDENTIF. REFERENCE

JUL 8 3 02 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON