ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
H. L. Banniza	Same	15W-4390
(NAME)	(NAME)	105-3-19
698 Harding Place		15W-4385
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-3-18
Nashville, TN 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, JAMES C. HOFSTETTER, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said H. L. BANNIZA and wife, M. L. BANNIZA,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 2 and 3 in W. W. Sullivan's Subdivision of Lots Nos. 1, 2, 3, and 4 in the Nelson Plan, as of record in Book 8, page 147, Register's Office for said County, described as follows:
BEGINNING at a point in the easterly margin of 4th Avenue, South, 50 feet from the southeast corner of the intersection of said Avenue and Mallory Street, being the southwest corner of the property conveyed to Mary T. Luster, by deed of record in Book 34, page 319, said Register's Office; thence easterly with the southerly line of this property 120 feet, more or less, to the westerly margin of a 16 foot alley; thence southerly with same 50 feet; thence westerly 120 feet, more or less, to the easterly margin of 4th Avenue, South; thence northerly with same 62 feet, more or less, to the beginning.

Being the same property conveyed to James C. Hofstetter, Trustee with full power, by deed from Gilmore-Clunan Company, a Tennessee corporation, of record in Book 4917, page 369, Register's Office for said County.

Taxes for 1976 to be pro rated and assumed by Grantees.

unimproved (X)
This is improved ( ) property, known as 1104-1106 Fourth Avenue, South
(House Number) (Street)
Nashville, Tennessee 37210
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 13th day of August, 1976

James C. Hofstetter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5058 PAGE 34

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named James C. Hofstetter, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 19 76.

My commission expires 10-29-77 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James C. Hofstetter, Trustee

Sworn to and subscribed before me
this 13 day of August, 19 76.

My commission expires October 29, 1977 Notary Public Eunice Miller

mil

This instrument was prepared by:
HOFSTETTER & HOFSTETTER, Attorneys — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

AUG 17 CONV *9,500.00
AUG 17 S'TAX B* 24.70
AUG 17 PR'FEE B* .50
AUG 17 W'DEED B* 4.00 * 29.20

WARRANTY DEED
FROM
JAMES C. HOFSTETTER,
TRUSTEE
TO
H. L. BANNIZA, ET UX,
M. L. BANNIZA

D 63532

IDENTIF. REFERENCE

AUG 17 9 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219