FORM NO. WD-1

BOOK 5070 PAGE 529

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,709.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 8th DAY OF September, 1976.

Notary Public

MY COMMISSION EXPIRES: 2/8/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES R. BANNIZA , ET UX (NAME) | THOMAS & HILL, INC. (NAME) | 5DU 51010 |
| 145 BART DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. BOX 1833 (STREET ADDRESS) | Map 162-3 |
| ANTIOCH, TENNESSEE 37211 (CITY) (STATE) (P. O. ZIP) | CHARLESTON, WEST VIRGINIA 25327 (CITY) (STATE) (ZIP) | Parcel 102 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN M. PRUITT et ux, EMILY H. PRUITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BANNIZA et ux, FREIDA E. BANNIZA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 45 on the plan of Colewood Hills, Section I, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 118.62 feet on the southerly side of Bart Drive and runs back 95.0 feet on the easterly side line and 118.48 feet on the westerly side line and measures 115.72 feet across the rear lot line. There is a 38.49 foot curve on the northwesterly point of said property.

BEING the same property conveyed to the herein Grantors by deed of record in Book 4916, Page 687, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4548, Page 912, Register's Office for said County and any existing easements.

THIS conveyance is made subject to the assumption of a certain Deed of Trust Note payable to Thomas & Hill, Inc. in the original amount of $22,800.00 which is secured by a Deed of Trust of record in Book 4619, Page 689, Register's Office for Davidson County, Tennessee.

This is improved ( XX ) unimproved ( ) property, known as 145 Bart Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 8th day of September, 1976

JOHN M. PRUITT

EMILY H. PRUITT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named JOHN M. PRUITT et ux, EMILY H. PRUITT

the 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 Davidson, Tennessee, this 8th day of September 19 76.

Commission expires 2/13/77.

Leon Sharber
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____
Notary Public

D 68956

WARRANTY DEED

FROM JOHN M. PRUITT et ux

TO JAMES R. BANNIZA et ux

IDENTIF. REFERENCE

SEP 21 10 54 AM '76

FEE DAVIDSON CO. REGISTER TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

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|---|---|---|---|---|---|
| SEP 21 76 | CONV | 29,709.29 | | | |
| SEP 21 76 | S'TAX | | B* | 77.22 | |
| SEP 21 76 | PR'FEE | | B* | .50 | |
| SEP 21 76 | W'DEED | | B* | 4.00 | |
| | | | | 81.72 | |

REGISTRATION TAX