WARRANTY DEED

BOOK 5078 PAGE 133

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF September, 19 76

Notary Public

MY COMMISSION EXPIRES: 6-7-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Smith et al (NAME)	Advance Mortgage Co. (NAME)	133-15 p.33
(STREET ADDRESS OR ROUTE NUMBER)	225 Peach St. (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30303 (CITY) (STATE) (ZIP)	

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, James R. Banniza and wife, Freida E. Banniza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. Smith and wife, Lou Ella Smith and Wayne H. Downs and wife, Bobby J. Downs

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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Paragon Hills Subdivision, Section I, as of record in Book 3300, page 100, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Elysian Fields Road, at the common dividing line between lots Nos. 39 and 40; thence northerly along said dividing line, 92.8 feet to a concrete marker; thence westerly 80.3 feet to the easterly margin of Sam Boney Drive; thence southerly along said drive 87.7 feet to the beginning of a curve, thence around said curve a distance of 43.32 feet to a point in the northerly margin of Elysian Fields Road; thence easterly 96 feet to the point of beginning.

Being the same property conveyed to James R. Banniza and wife, Freida E. Banniza by deed from Ernest T. Work and wife, Shirley Ann Work, as of record in Book 4652, page 31, said Register's Office.

The Grantees herein assume and promise to pay a first mortgage in favor of Advance Mortgage Co., and also a 2nd mortgage in favor of E.T. Work and wife, both of record in the Register's Office for said County.

The escrow account as it reltaes to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 3850 Sam Boney Drive, Nashville, TN. 37211
(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 hand s this 3rd day of September, 19 76

James R. Banniza

Freida E. Banniza

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Banniza and wife, Freida E. Banniza

the bargainors, 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 Nashville, TN. this 2nd day of September, 1976

Commission Expires 6-22-77 Jerry F Parr, Notary Public.

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D 7241 5

IDENTIF. REFERENCE

OCT 14 12 16 PM '76

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

OCT 14 76	CONV	18,500.00			
OCT 14 76	S'TAX		B*	48.10	
OCT 14 76	PB'FEE		B*	.50	
OCT 14 76	W'DEED		B*	4.00	* 52.60

WARRANTY DEED

FROM James R. Banniza et ux

TO Charles F. Smith et al

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York