This Form furnished by Attorneys Title Company, Inc.

BOOK 5480 PAGE 987

Form No. WD-2

FROM

HARRY BANNIZA and wife

MARGARET BANNIZA

TO

JAMES R. JOHNSON

For draftsman's use

This instrument prepared by
James V. Mondelli
Attorney at Law
214 Third Ave. No
Nashville, Tn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Johnson (NAME)	Same (NAME)	15W-4390
P.O. Box 704 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-3-19
		15W-4385
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	105-3-18

(FOR REGISTER'S USE)

F 45790

IDENTIF. REFERENCE

AUG 13 1 14 PM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 12,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-21-82

(AFFIX SEAL)

For and in Consideration of the sum of Twelve Thousand, Nine Hundred, Fifty and no/100 ---------- DOLLARS

we, H.L. BANNIZA and wife, M.L. BANNIZA

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. JOHNSON, his

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 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 H. L. Banniza and wife, M.L. Banniza by deed from James C. Hofstetter, Trustee, of record in Book 5058, page 33, Register's Office for Davidson County, Tennessee.

BOOK 5480 PAGE 988 WD-2

This is unimproved (X) improved ( ) property, known as 1106 Fourth Ave. So., Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. JOHNSON, his heirs and assigns, forever.

And we do covenant with the said James R. Johnson 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.

And H.L. Banniza and wife, M.L. Banniza do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES R. JOHNSON his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10th day of August, 19 79

X Harry D. Banniza Jr.
X Margaret D. Banniza

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 H.L. Banniza and wife, M.L. 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, Tennessee, this 10 day of August, 1979.

Darlene R. Bizzard, Notary Public.

Commission expires 11-17-79

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 .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5480 PAGE 989

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12550.00- CO	
			33.54 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	40.04-
3615A08/13/79			SAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45790

T
IDENTIF. REFERENCE

AUG 13 1 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704143