ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
TERRANCE W. BANNING, ET UX	Same	4D-45740
(NAME)	(NAME)	
2001 Pitts Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5535 PAGE 903

For and in consideration of the sum of FIFTY THOUSAND($50,000.00) DOLLARS

JAMES A. YOUNG and wife OZELLE H. YOUNG

have bargained and sold, and by these presents do transfer and convey unto the said TERRANCE W. BANNING and wife DIANA J. BANNING

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

Land in Davidson County, Tennessee, being part of Parcel "A", Section "F", Revised, on the Plan of the Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, as follows:

Beginning at a point at the northwest terminus of Pitts Street, where the same intersects the easterly line of said Parcel "A" shown on said Plan; thence with the east line of Parcel "A", North 44°06' East 100 feet; thence North 45°44' West 100 feet, thence south 44°06' West 100 feet to a point which would be the extension of the northerly line of Pitts Street, if extended, thence South 45°44' East 100 feet to the point of beginning.

Being the same property conveyed to James A. Young and wife Ozelle H. Young by deed of record in Book 4682, Page 965, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

Restrictive Covenants as of record in Book 1976, page 423, Register's Office for Davidson County, Tennessee; title to that portion of the premises conveyed herein that might be affected by the reservation for one special easement 40 feet wide for a road, one easement 10 feet wide for public utilities, together with agreements in connection therewith, and all rights in connection with said easements, including rights of ingress and egress to easements for servicing same, as contained in deed of record in Book 1976, page 423, in said Register's Office.

Easement for a paved ditch and easement for public utilities and title to that portion of the premises which may be within the bounds of the road to the***

unimproved ( )
This is improved (X) property, known as 2001 Pitts Avenue, Old Hickory, Tn. 37138
(House Number) (Street)

(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 16th day of November, 19 79.

James A. Young
JAMES A. YOUNG

OZELLE H. YOUNG
Ozelle H. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5535 PAGE 904

Personally appeared before me, Sandra O. Slate, a Notary Public in and for said County and State, the within named JAMES A. YOUNG and OZELLE H. YOUNG

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 Nashville, Tn., this 26th day of November, 1979.

My commission expires 4-17-83 Notary Public Sandra O. Slate

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 $ 50,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Terrance W. Banning
TERRANCE W. BANNING

Sworn to and subscribed before me this 26th day of November, 1979.

My commission expires 4-17-83 Notary Public Sandra O. Slate

Frank C. Ingraham This instrument was prepared by:
INGRAHAM, YOUNG & CORBETT, 21st Fl., Parkway Towers, Nashville, Tn. 37219
Name Address

***Boat Dock and Quarry, as shown on plan of record in Book 1424, page 131, Register's office for said county,
Title to that portion of the premises which may be within the bounds of the high and low water mark of the Cumberland River.
Easement granted L. G. Britton by the United States of America for a right of way for a road over, across, in, and upon lands of the United States of America to Pitts Avenue as of record in Book 3897, page 192, in said Register's office.

F 6 5 1 7 0

NOV 27 1 49

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

IDENTIFICATION REFERENCE

5013 WARRANTY DEED

FROM
JAMES A. YOUNG and wife

TO
OZELLE H. YOUNG

TERRANCE W. BANNING and wife

DIANA J. BANNING

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5535 PAGE 905

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CO
130.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
8043A11/27/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65170

IDENTIF. REFERENCE

Nov 27 1 45 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 727856