STATE OF TENNESSEE
COUNTY OF

BOOK 5972 PAGE 575

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF December 19 82

Notary Public

MY COMMISSION EXPIRES 11-9-83

file

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Susan F. Banniza (NAME)	Engel Mortgage Co. (NAME)	162-1
295 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	38
Antioch, Tenn. 37013 (CITY) (STATE) (P. O ZIP)	Birmingham, Ala. 35203 (CITY) (STATE) (ZIP)	5DU 41111

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~~X~~ Mary E. Banniza, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan F. Banniza, unmarried

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 the 5th formerly 7th Civil District of Davidson County, Tennessee, being a part of Tract No. 1 assigned to H. M. Williams of the Edward L. Ensley Lands, as of record in Minute Book J page 782, of the County Court for said County, and described as follows:

BEGINNING at a point in the southerly margin of New Tusculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence south 4-1/2 degrees east 314 feet to a point; thence south 84 degrees west 156.75 feet to a point; thence north 5-1/4 degrees east 300.2 feet to a point in the southerly margin of New Tusculum Road; thence with the margin of said road, north 77-1/2 degrees east 165.0 feet to the point of beginning.

Being the same property conveyed to M. J. Banniza and wife, Mary E. Banniza by deed from Wilford Hall Wood, Jr., and wife, Elvie R. Wood of record in Book 344, page 74, Register's Office for Davidson County, Tennessee. The said M. J. Banniza having since died.

unimproved ( )
This is improved (X) property, known as 295 Tusculum Road, 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 my hand this 1st day of December, 19 82

X Mary E. Banniza
MARY E. BANNIZA

STATE OF TENNESSEE }
County of Davidson }

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 19 82

Commission expires 11-9-83

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

TO

H 19934

IDENTIF. REFERENCE

DEC 2 2 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

3226 12/02 102.44 - CHECK

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

RECEIVED OF _____

FOR _____

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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
			36900.00- CO	
			95.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 102.44-	
			3226A12/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19934

IDENTIF. REFERENCE

DEC 2 2 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913581