WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE WANA COMPANY, INC. (NAME)	Same (NAME)	4D-45740
2329 Modena Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53-8
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 145

For and in Consideration of the sum of Five thousand and no/100 -($5,000.00) *DOLLARS*

and the payment of the remaining indebtedness owed to James A. Young and wife, Ozelle H. Young, secured by a Deed of Trust of record in Book 5535, page 906, Register's Office for Davidson County, Tennessee

Terrance W. Banning, and wife,
Diana J. Banning *have bargained and sold, and by these presents do transfer and convey unto the said* THE WANA COMPANY, INC. *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 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 Terrance W. Banning, and wife, Diana J. Banning, by deed of record in Book 5535, page 903, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 15th day of February, 19 83

Terrance W. Banning, Affiant

My commission expires: 10-5-87

(Affix Seal)

Notary Public

NOTARY PUBLIC

03/02 25.50 · CHECK

3CI

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 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.

unimproved ( ) This is improved (X) property, known as 2001 Pitts Avenue (House Number) (Street) Old Hickory, TN 37138 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrance W. Banning, and wife, Diana J. Banning and their *heirs and assigns, forever.*

And we *do covenant with the said* THE WANA COMPANY, INC. *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered;* except as shown herein.

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* THE WANA COMPANY, INC. *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 15th *day of* February, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TERRANCE W. BANNING

DIANA J. BANNING

This instrument prepared by
STEPHENSON, LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6013 PAGE 925

Personally appeared before me, Kirk C. Waite, *a Notary Public in and for said County and State, the within named* Terrance W. Banning, and wife, Diana J. Banning

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, *Tennessee, this* 15th *day of* February, *19* 83

Kirk C. Waite, *Notary Public.*

Commission Expires 10-8-85

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 6013 PAGE 926

WARRANTY DEED

FROM

TERRANCE W. BANNING

and wife, DIANA J. BANNING

TO

THE WANA COMPANY, INC.

H 3 3 6 1 7

IDENTIF. REFERENCE

MAR 2 11 39 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6013 PAGE 927

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	25.50-
0301A03/02/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 6 1 7

IDENTIF. REFERENCE

MAR 2 11 39 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932357