FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,762.00

Michael A. Banniza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 1986

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/19/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Michael Anthony Banniza			Owner			MAP 172 -
(NAME)			(NAME)			
1608 Hunters Branch Road						8-A
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Antioch, TN 37013						PARCEL 18
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Anthony Banniza and wife, Sharon L. Banniza

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.

BEING Lot No. 18 on the Plan of Hunter's Branch, Section Two-A, of record in Plat Book 6250, page 819, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Philhall Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation, by record in Book 6795, page 770, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6601, Page 7, Register's Office for said County.

6691

IDENTIFICATION REFERENCE

Nov 24 9 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (unimproved ( ) / improved (XX)) property, known as 1608 Hunters Branch Road, Antioch, TN 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 heir 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 covey 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 21st day of November, 19 86

Philhall Corporation

By: Timothy A. Ferguson, Vice-President

11/24

9339

STATE OF TENNESSEE
COUNTY OF

BOOK 7048 PAGE 192

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 (or proved to me on the basis of satisfactory evidence) _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson and _____ with whom I am personally acquainted/and who upon (his oath/~~XXXXXXXXXX~~) acknowledged (himself/~~XXXXXXX~~) to be the Vice-President and _____ respectively of the Philhall Corporation the within named bargainor, and corporation, and that (he) as such Vice-President (they) XXXX and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ~~Timothy J. Ferguson~~ as such Vice-President, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at ~~Nashville~~ on this the 21st day of ~~November~~ 19 ~~86~~

My commission expires 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

~~Philhall Corporation~~

TO

~~Michael Anthony Banniza~~
~~Sharon L. Banniza~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 193

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

74762.00- CAMT.
209.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 215.94-
9330A11/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66191

IDENTIFICATION REFERENCE

Nov 24 9 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15211