BOOK 7352 PAGE 458

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Harry J. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 19 87.

Notary Public

MY COMMISSION EXPIRES: 3-7-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry J. Richards (NAME)	City Federal Savings Bank (NAME)	162-03-0
5008 McLendon Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	100.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	05DU 50385

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, Charles E. Banniza, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry J. Richards and wife, Maenett S. Richards

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. 43 on the Plan of Colewood Hills Subdivision, Section I, as of record in Book 4300, page 130, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Banniza, by Quitclaim Deed from Marcia R. Banniza of record in Book 5365, Page 248, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4548, page 912 said Register's Office.

This conveyance is subject to any and all existing easements of record.

65230

IDENTIFICATION REFERENCE

SEP 15 11 12 AM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5008 McLendon Drive, 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 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 his hand this 11th day of September, 19 87

Charles E. Banniza

Charles E. Banniza

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles E. Banniza, Married

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of September, 19 87

Commission expires 3-11-90

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Charles E. Banniza, Married

TO
Harry J. Richards and wife,
Maenett S. Richards

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7352 PAGE 460

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

63500.00- CANT.
177.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.30-
2605A09/15/07 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 2 3 0

IDENTIFICATION REFERENCE

SEP 15 11 12 AM '07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 16279