Box 10

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-6-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
James R. Banniza et ux (NAME)	Same/Robert W. Warden et ux (NAME)	05D 64072
6914 Burkitt Road (STREET ADDRESS OR ROUTE NUMBER)	4722 Richards Court (STREET ADDRESS)	187-00-0
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	104.00

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, Robert W. Warden and wife, Patsy A. Warden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Banniza and wife, Freida 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Buchanan Acres, of record in Book 6900, page 413, Register's Office for said County.

Said Lot No. 1 fronts 150.00 feet on the northerly margin of Burkitt Road and extends back 581.12 feet on the westerly line and 581.00 feet on the easterly line to a dead line in the rear, measuring 161.94 feet thereon.

Being the same property conveyed to Robert W. Warden and wife, Pastsy A. Warden by deed from Luther K. Buchanan and wife, Kelcie Joyce Buchanan of record in Book 7348, page 683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7346, page 864, said Register's Office, and to the matters set forth in the above referenced plan of record.

38049

IDENTIFICATION REFERENCE

Jun 8 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 6914 Burkitt Road (House Number) (Street) Antioch, TN (P. O. Address) 37013 (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 unto 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 our hand s this 7th day of June, 19 88

Robert W. Warden
Robert W. Warden

Patsy A. Warden
Patsy A. Warden

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert W. Warden and wife, Patsy A. Warden

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 7th day of June, 1988

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

3109 06/08 0101 03CHECK 104.50

WARRANTY DEED

FROM

Robert W. Warden and wife,

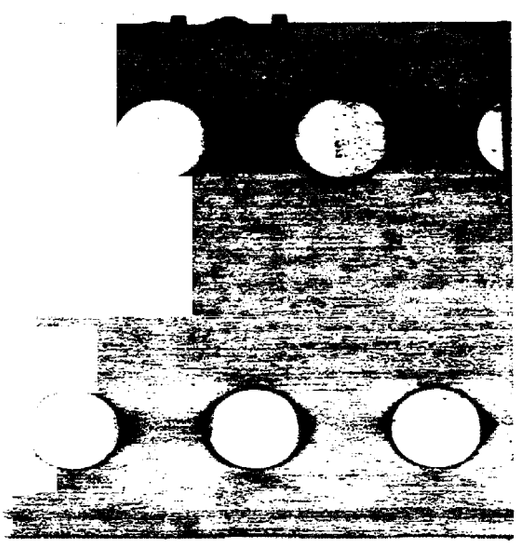
Patsy A. Warden

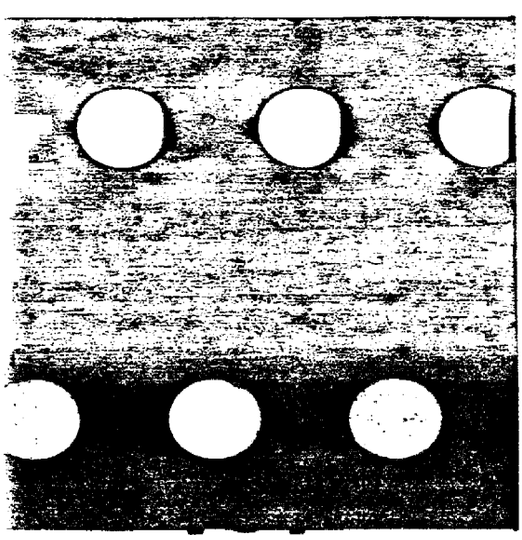
TO

James R. Banniza and wife,

Freida Banniza

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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 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

CAMT 35000.00
CON TX 98.00
PRFEE 0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6.00
TOTAL 104.50
CHECK 104.50

38049

IDENTIFICATION REFERENCE

JUN 8 3 27 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

06/08/88 01 15:29 0001 3109

No. 99979