WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,600.00

Kimberly A Baer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th Day of May, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Banniza and Sharon L. Banniza	Union Planters Bank	180-3A-33
(NAME) 6933 Stone Run Drive	(NAME) 3100 West End Avenue, #530	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric J. Meracle and Tina D. Meracle, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael A. Banniza and Sharon L. Banniza, husband and wife** hereinafter called the GRANTEE(S), 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. 140 on the plan of Section 1C, Stone Creek Park, of record in Book 9700, page 266, amended in Book 9700, page 469, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric J. Meracle and wife, Tina D. Meracle by Warranty Deed of record in Book 11163, page 920, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 9700, pages 266 and 469 of the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 10324, page 365; Charter in Book 10324, Page 358; Easements in Book 6218, Page 199, Book 10487, Page 632, Book 10716, Page 596; Agreement in Book 6068, Page 119 of said Register's Office.

Davidson County DEEDWARR
Recvd: 05/25/01 11:21 2pgs
Fees:11.00 Taxes:838.42

20010525-0054700

This is unimproved ( )
improved(xx) property, known as 6933 Stone Run Drive Nashville TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 11th Day of May, 2001.

Eric J. Meracle

Tina D. Meracle

STATE OF ~~TENNESSEE~~ Oklahoma)
) ss:
COUNTY OF ~~DAVIDSON~~ Tulsa)

Before me, the undersigned Notary Public, personally appeared Eric J. Meracle and Tina D. Meracle, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th Day of May, 2001.

NOTARY PUBLIC

OFFICIAL SEAL
DENISE McKAIN
NOTARY PUBLIC STATE OF OKLAHOMA
TULSA COUNTY
MY COMMISSION EXPIRES 9/30/2002

MY COMMISSION EXPIRES: 9/30/2002