Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2003.

Notary Public
My commission expires: 3-27-04

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond Minias 5442 Hill Road Circle Nashville TN 37220	same	160-08-0 095.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan F. Banniza, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond Minias, hereinafter called the Grantees, their successors 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. 22 on the Plan of Brentview Meadows, Section One, of record in Book 3842, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan F. Banniza and Madonna K. Stepbach, joint tenants with right of survivorship, by deed from James C. Hamilton and wife, Dorothy Hamilton, of record in Book 7056, Page 306, Register's Office for Davidson County, Tennessee. Being further conveyed to Susan F. Banniza by quitclaim deed from Madonna K. Stepbach, of record in Book 10975, Page 926, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5442 Hill Road Circle, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2003.

Susan F. Banniza

Davidson County DEEDWARR
Recvd: 07/24/03 08:23 2pgs
Fees:13.00 Taxes:791.80
20030724-0103561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan F. Banniza with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 26th day of June, 2003.

Notary Public

My Commission expires 03/14/05