Box 8/cc

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Nicholas R. Ganick
117 Beech Bend Court
Nashville, TN 37211

SEND TAX BILLS TO:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, Georgia 30085-656

MAP-PARCEL NUMBERS:
142-14
194
9D-62456

BOOK 6707 PAGE 772

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Ricky Millard and wife, Susan Campbell Millard hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas R. Ganick, unmarried hereinafter called the Grantee, Grantee's 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. 711 on the plan of Section Three Harpeth Woods, of record in Book 5200, page 270, Register's Office for said County.

SAID Lot No. 711 fronts 71.6 feet on the southwesterly margin of Beech Bend Court and extends back along the northwesterly line, a total distance of 232.5 feet, passing a witness line at 145.7 feet, and extends back along the southeasterly line, a total distance of 235.0 feet, passing a witness line at 135.0 feet, to the center of the Harpeth River, measuring 123.7 feet, thereon.

Being the same property conveyed to James Ricky Millard and wife, Susan Campbell Millard by deed from Fox Ridge Homes, Inc. of record in Book 5932, page 335, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5867, page 193, and amended in Book 5882, page 261, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 117 Beech Bend Court, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of November, 19 85.

Susan Campbell Millard

James Ricky Millard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of November, 19 85, before me personally appeared James Ricky Millard and wife, Susan Campbell Millard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK S707 PAGE 773

My Commission Expires: _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00.

Nicholas R. Ganick
Affiant

Subscribed and sworn to before me, this the 7th day of November, 19 85.

My Commission Expires: 11-24-88 _____
Notary Public

NOV 12 2 22 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

52383

WARRANTY DEED

from:
James Ricky Millard and wife, Susan Campbell Millard

to:
Nicholas R. Ganick, unmarried

Return to: cc
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6707 PAGE 774

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

68000.00- CNTY
176.80 CSTAX
.50 PREC
6.00 WDEED
CHECK 193.30-
5992A11/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 3 8 3

IDENTIFICATION REFERENCE

NOV 12 2 28 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191218