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THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Gianikas and Holgerson 309 White Bridge Road Nashville, Tennessee 37209	Same	155-2-A 7 and 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 1987.

NOTARY PUBLIC
My Commission Expires: 4-29-89

For and in consideration of the sum of Fifty-Seven Thousand and No/100 Dollars ($57,000.00), receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried person, has bargained and sold and does hereby transfer and convey unto the Grantee, Gianikas and Holgerson, a Tennessee general partnership, hereinafter referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lots No. 7 and 9 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, page 37, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1987 taxes, which have been prorated and adjusted as of the date hereof, based upon seller's purchase price.

This is unimproved property known as Lot No. 7 and 9, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1987. Grantor further covenants and binds itself, his successors and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 16th day of June, 1987.

JEFF G. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff G. Jones, 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 Nashville, Tennessee this 16th day of June, 1987.

NOTARY PUBLIC
My Commission Expires: 6-8-87

37416

IDENTIFICATION REFERENCE

JUN 17 2 19 PM '87

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

RECORDED

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 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

570[illegible].00- CAPT.
159.60 CTTAX
.50 PRFEE
6.00 WDEED
CHECK 165.10-
0425A06/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.41 6.

IDENTIFICATION REFERENCE

JUN 17 2 19 PM 87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94700