THIS DEED IS BEING RE-RECORDED FOR THE EXPRESS PURPOSE OF ADDING THE ASSUMPTION CLAUSE; THERE ARE NO FURTHER CHANGES IN THIS INSTRUMENT.

BOOK 8181 PAGE 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,526.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES 5-24-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gianikas (NAME)	C & S Real Estate Services, Inc. (NAME)	34-3B
112 Churchill Crossing (ADDRESS)	P.O. Box 656 (ADDRESS)	112
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

RE-RECORD
BOOK 8220 PAGE 499

FOR AND 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, Lawrence E. Hunley and wife, Martha S. Hunley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Gianikas

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 112, Building 1, on the Horizontal Regime of Churchill Crossing Condominiums as recorded in the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, which amends Lot 1, Churchill Crossing, of record in Book 7900, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence E. Hunley and wife, Martha S. Hunley, by deed from Twin Hills Joint Venture, of record in Book 8079, page 406, Register's Office for Davidson County, Tenenssee.

* including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $60648.00 payable to Citizens & Southern Mortgage and secured by a Deed of Trust of record in Book 8079, page 409, re-recorded in Book 8079, page 416, Register's Office for Davidson County, Tennessee, to which reference is here made for complete terms and conditions thereof;
The Grantee further hereby assumes the obligations of Lawrence E. Hunley and wife, Martha S. Hunley under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

3196 08/24 0101 03CHECK 206.65

unimproved ( )
This is improved (X) property, known as 112 Churchill Crossing, Madison, TN 37115
(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 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 10th day of August, 19 90

Lawrence E. Hunley

Lawrence E. Hunley

Martha S. Hunley

Martha S. Hunley

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

RE-RECORD

BOOK 8220 PAGE 500

BOOK 8181 PAGE 867

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 Lawrence E. Hunley and wife, Martha S. Hunley

the bargainor, 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 purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of August, 19 90.

Commission Expires 3-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RE-RECORD

52183. 66141

IDENTIF. REFERENCE

OCT 19 12 10 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

AUG 24 12 45 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

1631 10/19 0101 03CHECK 6.00

WARRANTY DEED

FROM

Lawrence E. Hunley and wife, Martha S. Hunley

TO

Timothy Giantkas

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115