PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph (615) 298-3312 - Fax 292-8746

Dav. Co. File: Box 8:
W & I Ref.: (jcb) FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this
1st day of February, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
George Gianikas
309 White Bridge Road
Nashville, TN 37209

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS
116-13-146
7DZ-28952

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, the undersigned **RANDALL N. YEARWOOD** and wife, **JOAN M. YEARWOOD** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **GEORGE GIANIKAS,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 14 on the plan of Boxcroft of record in Book 4860, page 28, Register's Office for said County.

SAID Lot No. 14 fronts 57.12 feet on the westerly side of Boxcroft Place and runs back between lines, 140.41 feet on the northerly side and 139.75 feet on the southerly side to a line at the rear on which it measures 57.12 feet thereon.

BEING the same property conveyed to Randall N. Yearwood and wife, Joan M. Yearwood by deed from Patricia Martin Gamble and husband, Joe R. Gamble of record in Book 5338, page 224, Register's Office for Davidson County, Tennessee. **

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants of record in Book 4932, page 76, and Book 4956, page 648, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

**Also, being the same property conveyed to Joan M. Yearwood by deed from Randall N. Yearwood, of record in Book 6180, page 572, Register's Office for Davidson County, Tennessee.

90376

IDENTIF. REFERENCE

FEB 4 10 55 AM '91

FELIX A. DAVIDSON COUNTY TN.

3933 02/04 0101 03CHECK 997.00

This is improved property, known as: 5128 Boxcroft Place, Nashville, TN 37205.

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 1st day of February, 1991.

Randall N. Yearwood

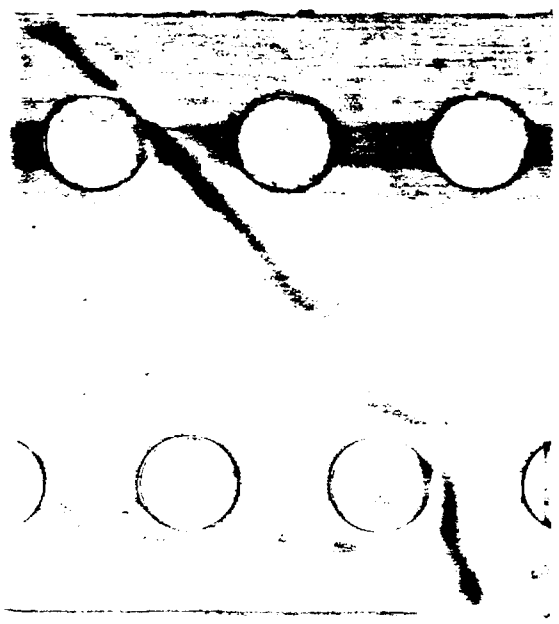
Joan M. Yearwood

State of Tennessee
County of Davidson

On this 1st day of February, 1991, before me the undersigned authority, personally appeared Randall N. Yearwood and Joan M. Yearwood, 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.

My Commission Expires: Oct 9, 1991

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

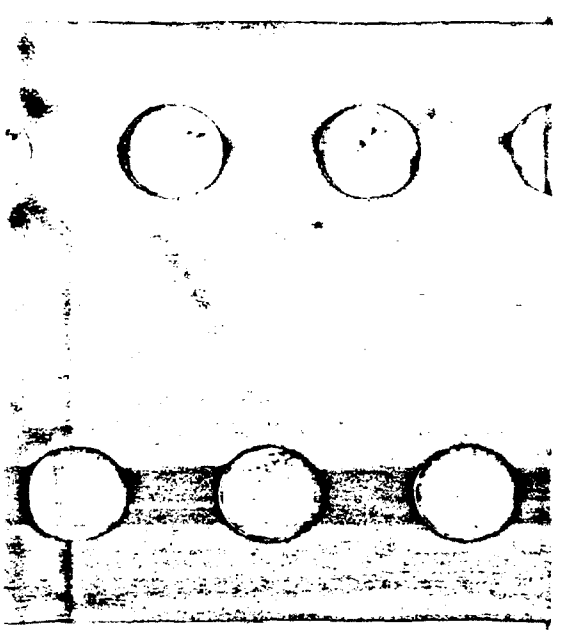
BOOK 8286 PAGE 678

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 300000.00
				CON TX 990.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 997.00
				CHECK 997.00

02/04/91 01 10:55 0001 3933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



90376

IDENTIF. REFERENCE

FEB 4 10 55 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 394284