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FILE IN BOX #14

FORM NO. WD-1

#7201-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,842.28

Adele J. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 1991.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ADELE J. WRIGHT (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	MAP 128-13A
421 Westfield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	PARCEL 421
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	FB#: 9D-79653

FOR AND IN 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, GEORGE GIANIKAS, TRUSTEE FOR THE HAMLET CONDOMINIUMS, A JOINT VENTURE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADELE J. WRIGHT

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:

BEING Apartment Unit No. 421 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and Book 6801, Page 962, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to George Gianikas, Trustee for The Hamlet Condominiums, a Joint Venture, by Deed from Gary T. Sanginario, unmarried, of record in Book 8287, Page 753, Register's Office for Davidson County, Tennessee.

THE Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums, of record in Book 6678, Page 771, amended in Book 6736, Page 110, and in Book

unimproved ( )
This is improved (XX) property, known as 421 Westfield Drive, Nashville, TN 37221
(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 his hand this 10th day of April, 1991

George Gianikas Trustee

GEORGE GIANIKAS, TRUSTEE FOR
THE HAMLET CONDOMINIUMS, A JOINT VENTURE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE GIANIKAS, TRUSTEE

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1991.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
GEORGE GIANIKAS, TRUSTEE

TO
ADELE J. WRIGHT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECEIVED
APR 15 11 11 AM '91
DAVIDSON COUNTY TENN.

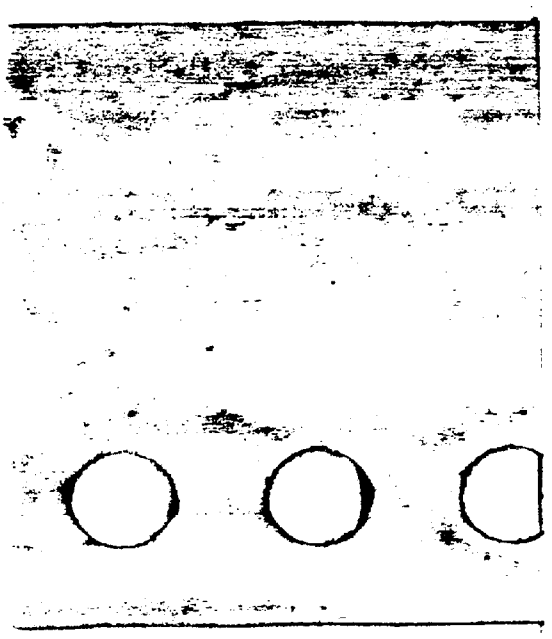
RECORDED
APR 15 11 11 AM '91
TWENTIETH JUDICIAL DISTRICT
DAVIDSON COUNTY TENN.

D 6 5 0 4

(CONTINUED FROM FRONT)
6831, Page 982, said Register's Office; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Gary T. Sanginario, to Commerce Union Bank, now held by BancBoston Mortgage Corporation, in the original principal amount of $75,500.00, secured by Deed of Trust, of record in Book 7256, Page 592, Register's Office for Davidson County, Tennessee.

42 S/S 01101 03CHECK 260-44



OFFICIAL RECEIPT

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

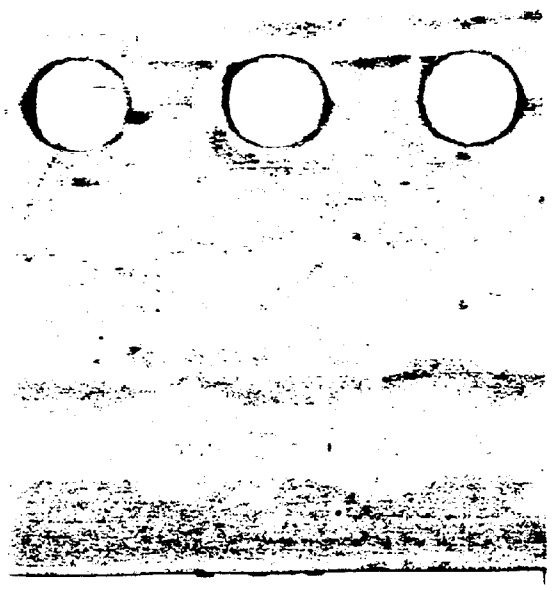
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT	76842.28
CON TX	253.44
PRFEE	1.00
WDEED	6.00
TOTAL	260.44
CHECK	260.44

04/15/91 01 11:12 0001 4726

06504

IDENTIF. REFERENCE

APR 15 11 11 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 412783