THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264799

WARRANTY DEED

BOX 35 BOOK 8470 PAGE 361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Smith, Jr. (NAME)	Same (NAME)	MAP 104-13F
108 Brighton Close (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 108
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by James F. Smith, Jr. and wife, Meta K. Smith, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

George Gianikas and wife, Mary Ellen Gianikas

have this day bargained and sold, and do hereby transfer and convey unto the said James F. Smith, Jr. and wife, Meta K. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 108, Phase 1-A, Brighton Close, of record as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7522, page 108, as amended in Book 7557, page 621, and as further amended by the Plan of A Planned Unit Development, Brighton, Close, Phase 1-A, 1-B, 1-D, and Phase II, of record in Book 6900, page 869, void, vacated and superceded by Plan of record in Book 7900, page 136, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Gianikas by deed from Edward J. McVoy, Sr. and wife, Helen H. McVoy, of record in Book 8277, page 91, Register's Office of Davidson County, Tennessee.

5.6.8.0

IDENTIFICATION

Oct 24 12 19 PM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 220,000.00

Subscribed and sworn to before me this the 24th *day of* October 19 91

My commission expires: 1-23-93 (Affix Seal)

Affiant Linda D. Cupit

Notary Public Cynthia O. Dell

unimproved ( )
This is improved ( ) property, known as 108 BRIGHTON CLOSE, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24th *day of* October, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me THE UNDERSIGNED, *a Notary Public in and for said County and State* GEORGE GIANIKAS AND MARY ELLEN GIANIKAS

the within named bargainor S, *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 NASHVILLE, *Tennessee, this* 24th *day of* Ocotber, *19* 91

Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

821.00 0724 0101 02CHECK 0930

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			CAMT	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	821.00
			CHECK	821.00
10/24/91	01	12:21	0001	5590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,6,6,8 0.

IDENTIFICATION REFERENCE

OCT 24 12 19 PM '91

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

No. 470307