Bk 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Asset Management in Tennessee, Inc. 150 Fourth Avenue North Nashville, TN 37219	SAME	116-13-146

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

BOOK 8513 PAGE 20

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, George Gianikas and wife, Mary Ellen Gianikas ("Grantors") have bargained and sold, and hereby transfer and convey to Dominion Asset Management in Tennessee, Inc. ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 255,000.00.

Robert J. Earnest, Vice President
Affiant

Subscribed and sworn to before me this 18TH day of December, 1991.

Notary Public
My Commission Expires: 3-3-92

7115 4

TENNESSEE REFERENCE
Dec 20 4 03 PM '91

2. Deed of Trust, Assignment of Leases and Security Agreement of record in Book 8286, page 679, Register's Office for Davidson County, Tennessee (the "Deed of Trust").

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

It is the intention of the Grantee and the Grantors that the interest of Grantee acquired hereby shall not merge with or extinguish any other interest of the Grantee in the Property and that the Deed of Trust not merge with the title acquired by the Grantee pursuant to this deed. No such merger will occur unless and until such time as the Grantee executes and duly records a written instrument specifically effectuating such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien and security interest against, in and to the Property.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 27th day of December, 1991.

GEORGE GIANIKAS

MARY ELLEN GIANIKAS

This is improved property, known as 5128 Boxcroft Place, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Timmins, Notary Public, George Gianikas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20TH day of December, 1991.

Barbara Timmins
Notary Public

My Commission Expires: 2-3-92

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Timmins, Notary Public, Mary Ellen Gianikas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20TH day of December, 1991.

Barbara Timmins
Notary Public

My Commission Expires: 2-3-92

wp/CSSwdGG2

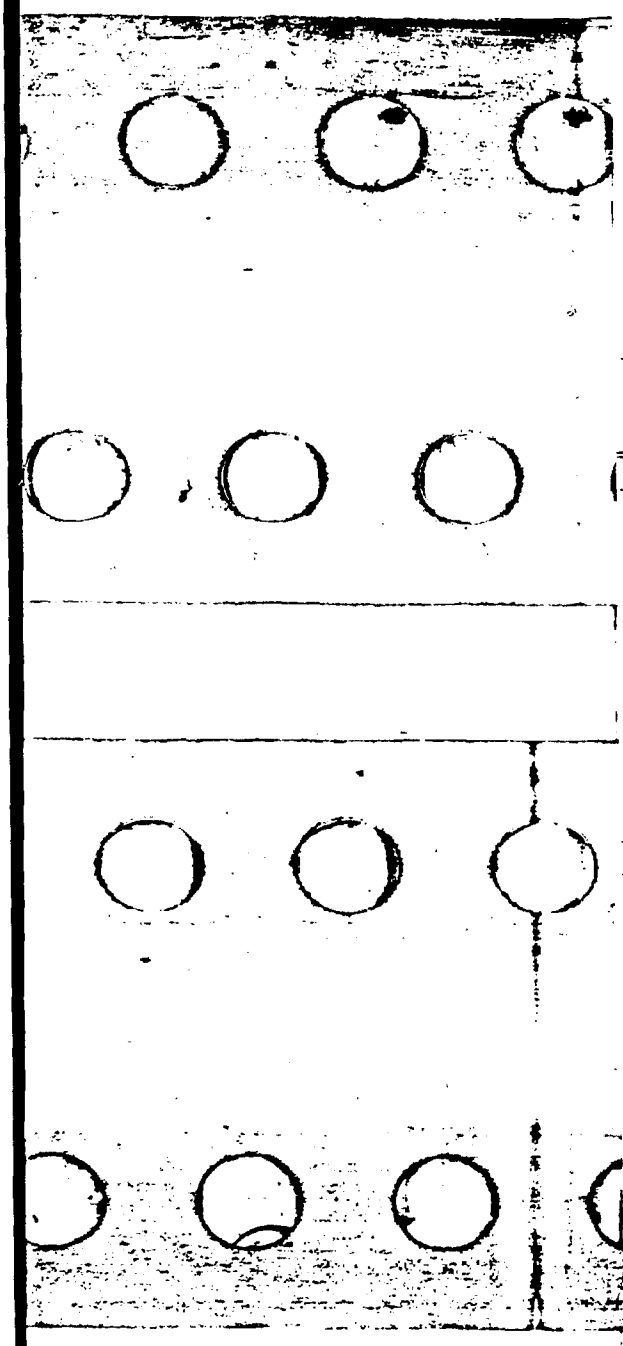
EXHIBIT A

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 Davidson County, Tennessee.

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 is measures 57.12 feet thereon.

Begin the same property conveyed to George Gianikas by Deed of record in Book 8286, page 677, Register's Office for Davidson County, Tennessee.

4544 12/20 0101 03CHECK 956.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8513 PAGE 24

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	255000.00
CON TX	943.50
PRFEE	1.00
[illegible]	12.00
TOTAL	956.50
CHECK	956.50

12/20/91 01 16:06 0001 4544

7.1154

IDENTIFICATION REFERENCE

Dec 20 4 04 PM '91

No. 487030