Box 37
KTB

BOOK 8557 PAGE 389

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William R. Terry Monica M. Terry 112 Acklen Park Drive Nashville, TN 37203	SAME	104-2-210 104-2-211

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

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 William R. Terry, and wife, Monica M. Terry ("Grantee"), their heirs 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 $400,000.00.

William R. Terry
Affiant

Subscribed and sworn to before me this 21st day of February, 1992.

Karen J. Byrd
Notary Public
My Commission Expires: 11-26-94

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

8671.3

IDENTIF. REFERENCE

FEB 25 10 40 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

2. Restrictions as contained in Book 573, page 31 and in Book 565, page 357, Register's Office for Davidson County, Tennessee.

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.

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

Executed this 21 day of February, 1992.

GEORGE GIANIKAS

MARY ELLEN GIANIKAS

This is improved property, known as Hillcrest Manor Apartments, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd 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 21st day of February 1992.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

STATE OF TENNESSEE

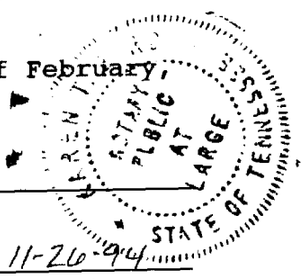
COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd, 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 21st day of February, 1992.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94



wp/CSSwdGG2

4086 02/25 0101 03CHECK 1493.00

EXHIBIT A

Grantor's undivided one-half (1/2) interest in and to the following:

TRACT NO. 1

Land in Davidson County, Tennessee, being part of lot No. 32 on the Plan of West End Park, as of record in Book 161, page 47, Register's Office for said County, also being the northwesterly part of Lot "5-A" on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, as follows:

Beginning at a point on the northeasterly margin of 33rd Avenue North, formerly Grand Avenue, 181 feet north 53 deg. 15' west from the northeast corner of 33rd Avenue North and West End Circle, and being the southwest corner of a 5 foot strip of land conveyed to Cora L. Martin by deed of record in Book 469, page 350, said Register's Office; thence along the northeasterly margin of 33rd Avenue North, north 53 deg. 15' west 53.01 feet to a point, the beginning of a curve; thence around said curve; in a northeasterly direction, 71.58 feet to a point in the southeasterly margin of Hillcrest Place; thence along the southeasterly margin of Hillcrest Place, north 28 deg. 47' east 158.48 feet to a point in southerly margin of an alley which runs between Hillcrest Place and West End Circle as shown on the Revised Map of West End Park, above mentioned; thence along the southerly margin of said alley, south 53 deg. 15" east 119.50 feet to the northwest corner of the 5 foot strip conveyed to Cora L. Martin above mentioned; thence along the northwesterly margin of said 5 foot strip, south 36 deg. 45' west 124.78 feet and south 32 deg. 56' 75.39 feet to the beginning.

Being part of the property conveyed to Robert W. Terry and George Gianikas by deed from Arthur Lawrence White and wife, of record in Book 4210, page 690 said Register's Office.

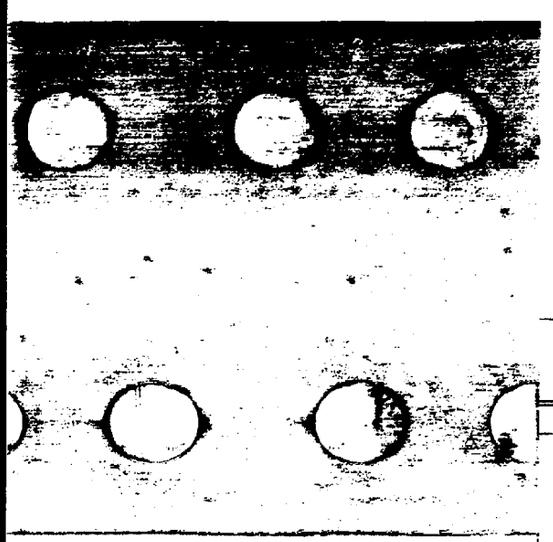
TRACT NO. 2

Land in Davidson County, Tennessee, being part of Lots Nos. B-12 and B-13 on the Plan of West End Park, Hillcrest Subdivision, as of record in Book 421, page 163, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Hillcrest Place, said point being the southwest corner of Lot B-13; thence with said Hillcrest Place northeasterly 206.51 feet; thence south 53 deg. 15' east 150.48 feet; thence south 36 deg. 45' west 185 feet to the northerly margin of an alley; thence with the northerly margin of said alley north 53 deg. 15' west 220 feet to the beginning.

Being part of the same property conveyed to Robert W. Terry and George Gianikas by deed from Arthur Lawrence White and wife, of record in Book 4210, page 690, Register's Office for said County and being the same property conveyed to George Gianikas and R. W. Terry by deed from J. William Martin et al. of record in Book 4133, page 662, Register's Office for said County.

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



RECEIVED OF _____

FOR _____

BOOK 8557 PAGE 393

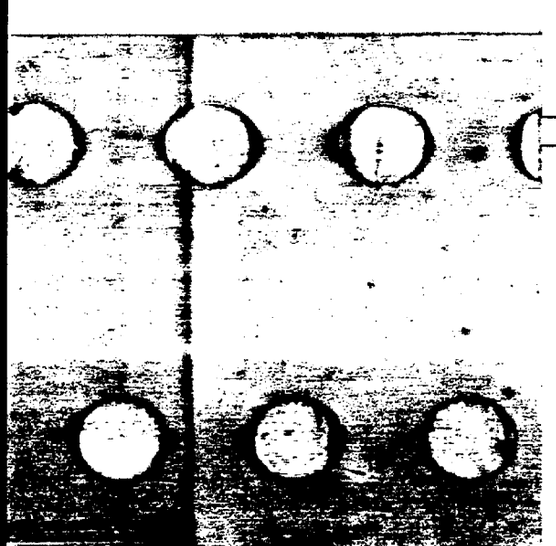
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

02/25/92 01 10:41 0001 4086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86713

IDENTIF. REFERENCE

FEB 25 10 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504618