294558

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathy Darsinos Evangelos Darsinos William Vassilos S. Darsinos Spiros Darsinos 519 Donelson Pike Nashville, TN 37214	Same	Map 135-14-B Parcel 89

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto WILLIAM VASSILOS S. DARSINOS, SPIROS DARSINOS, KATHY DARSINOS, and EVANGELOS DARSINOS ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot One on a plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 638, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Grantor by deed of record in Deed Book 8487, page 860, said Register's Office.

This is unimproved property known as Lot 1, Ransom Place - Commercial Portion, Phase One, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees (a twenty-five percent (25%) undivided interest each), their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

PICK-UP

94 JUL -8 PM 12:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

69261

IDENTIF. & REFERENCE

WITNESS our hands this 8th day of July, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

By: Henry C. McCall
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry C. McCall, 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 President of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 8th day of July, 1994.

Notary Public

My Commission Expires:
7/27/96

STATE OF Tennessee
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $221,200.00.

Affiant

Sworn to and subscribed before me this 8th day of July, 1994.

Notary Public

My Commission Expires:
7/27/96

EXHIBIT A

1. 1994 taxes, a lien due and payable, but not yet delinquent.

2. Easements as set forth in Book 8519, page 915, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, as amended by instrument of record in Book 9402, page 362, said Register's Office, and in any allied instruments referred to in said restrictions.

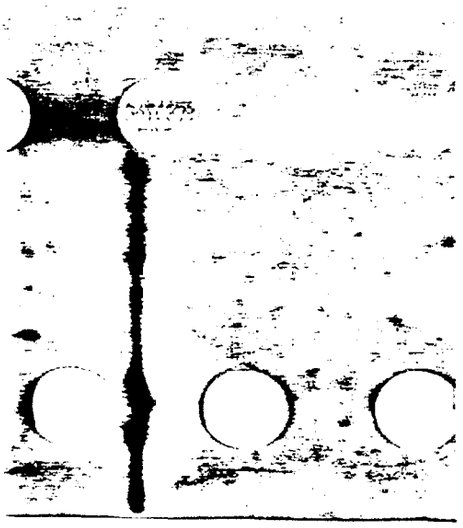
4. Easements as set forth in instruments recorded in Book 8614, page 862, Book 8614, page 944, Book 8614, page 946, and Book 8744, page 648, said Register's Office.

5. Easement to Electric Power Board, as set forth in instrument of record in Book 2649, page 593, said Register's office.

6. All matters shown on plat recorded in Book 6900, pages 922-through 924 and Book 6900, page 851, as amended by Plat Book 7900, page 638, said Register's Office.

7. Crossover Easement Agreement of record in Book 9402, page 353, said Register's Office.

4985 07/08 0101 03CHECK 331.44



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

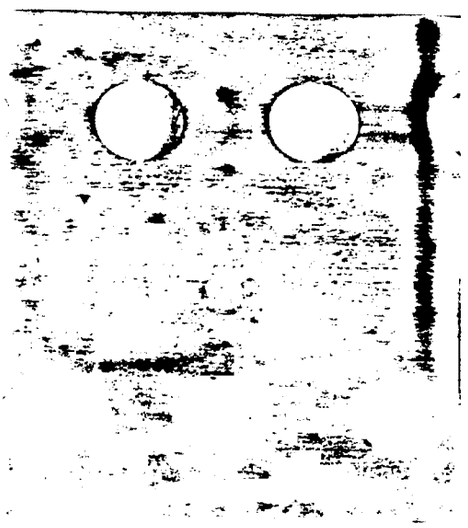
RECEIVED OF _____

FOR _____

BOOK 9402 PAGE 370

CO - CONVEYANCE	CCD - 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	
	221200.00
CON TX	818.44
PRFEE	1.00
WDEED	12.00
TOTAL	831.44
CHECK	831.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4985

69261
IDENTIF. ↑ REFERENCE

94 JUL -8 PM 12: 17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811618