26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kim K. Gianatsis & Pamela L. Gianatsis 1 Mimosa Court Antioch, TN 37013	First Investment Co. 4300 East Broad Street Columbus, OH 43216	Map 162-160A Parcel 083.00CO

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED BOOK 9468 PAGE 431

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Randall Hugh Rickard, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kim K. Gianatsis and wife, Pamela L. Gianatsis, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee described as follows, to wit: A certain condominium apartment in Davidson county, Tennessee being Unit No. 1, Building 17, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, page 103, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as said areas are set forth adn defined in Master Deed of record in Book 4887, page 961, and amended in Book 5000, page 607 and further amended in Book 5101, page 809, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Randall Hugh Rickard by Special Warranty Deed from NationsBanc Mortgage Corporation of record in Book 9396, page 829, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1 Mimosa Court, Antioch, TN 37013.

91925
IDENTIF. & REFERENCE

94 SEP 19 AM 9:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $42,000.00.
[Herman A. Ruben
[Affiant
[Subscribed and sworn to before me this
[15th day of September, 1994.
[Notary Public
[My Commission Expires 2-21-95

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees's that Grantor is lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees's, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of September, 1994.

Randall Hugh Rickard
Randall Hugh Rickard
By: Russ Flanagan, Atty in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

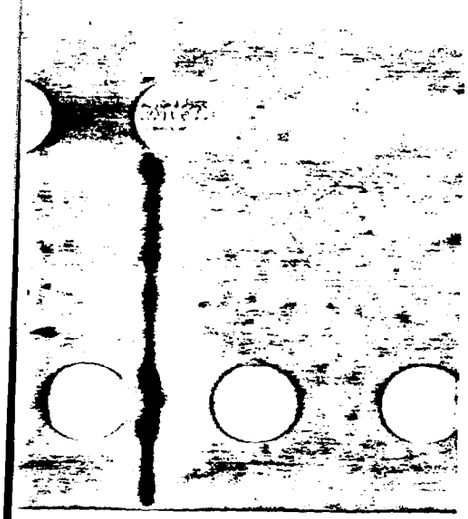
On this 15th day of September, 1994, before me, personally appeared Russ Flanagan, to me known to be the person who executed the foregoing instrument in behalf of Randall Hugh Rickard acknowledged that he executed the same as the free act and deed of said Randall Hugh Rickard.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of September, 1994.

Notary Public

My Commission Expires: 2-21-95

9555 09/19 0101 03CHECK 164.40



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

RECEIVED OF _____

FOR _____

BOOK 9468 PAGE 433

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 42000.00
CON TX 155.40
PRFEE 1.00
MDEED 8.00
~~TOTAL 164.40~~
~~CHECK 164.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/94 01 09:44 0001 9555

91925
IDENTIF. # REFERENCE

94 SEP 19 AM 9:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835868