PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36381
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Gianikas Susan Gianikas 112 The Commons Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: Part of 116-2-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. G. Hill Realty Company**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Gianikas and spouse, Susan Gianikas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 10** on the Final Plat of **Hill Place,** of record in Plat Book 7900, Page 913 and Pages 923-932 **(at Page 925),** Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H. G. Hill Realty Company by deeds from: M. L. Fletcher, of record in Book 904, Page 384; H. G. Hill and Mrs. H. G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr., of record in Book 6431, Page 100; and May Buntin Hill, of record in Book 9587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, said Register's Office, to all matters shown on the referenced subdivision Plat, and to the lien of the 1995 property taxes, which taxes Grantor agrees to pay promptly when due.

This is unimproved property, known as: Lot No. 10, Hill Place

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed by its duly authorized officer this 2nd day of May, 1995.

H. G. Hill Realty Company, Grantor

By: John B. Hardcastle
John B. Hardcastle, President

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **John B. Hardcastle, with** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 2nd day of May, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:

95 MAY -3 AM 10:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

57295
IDENTIFICATION REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 246000.00

Affiant

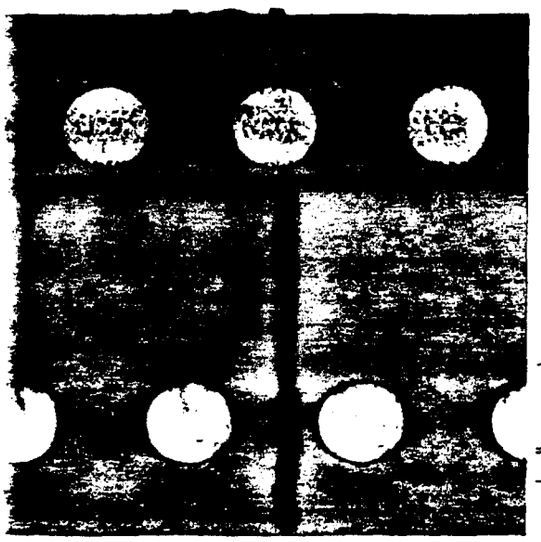
Sworn and subscribed before me, the undersigned official, on the 2nd day of May, 1995.

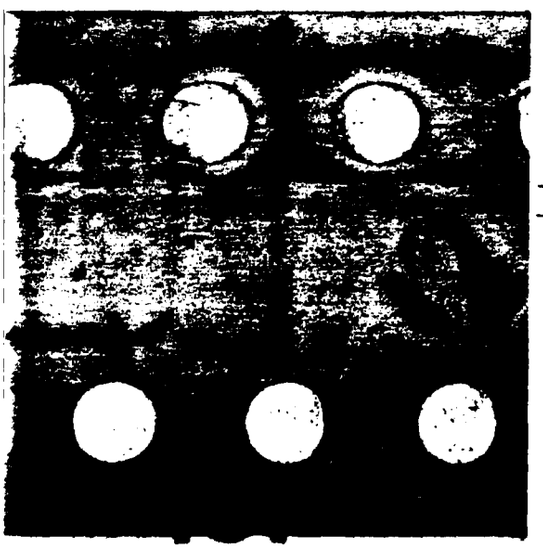
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:

[illegible] 03 CHECK 917.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9662 PG 647

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	246000.00
CON TX	910.20
PRFEE	1.00
WDEED	8.00
TOTAL	919.20
CHECK	919.20

05/03/95 01 10:42 0001 7154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57295
IDENTIF. ↑ REFERENCE

95 MAY -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906573