BOOK 9673 PG 250

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Joan R. Fritts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan R. Fritts (NAME)	First American National Bank (NAME)	MAP 162
1 Mimosa Court (ADDRESS)	P. O. Box 305048 (ADDRESS)	GROUP 16-0-A
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	PARCEL 83CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kim K. Gianatsis and wife, Pamela L. Gianatsis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan R. Fritts, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF 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 and 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 a more particular description.

BEING the same property conveyed to Kim K. Giantsis and wife, Pamela L. Gianatsis by deed from Randall Hugh Rickard, unmarried, of record in Book 9468, Page 431, Register's Office for said County.

Power of Attorney of Record in book 9673, Page 249, said Registers Office.

1539 05/16 0101 03CHECK 208.80

unimproved ( )
This is improved (X) property, known as 1 Mimosa Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 15th day of May 19 95

Kim K. Gianatsis by Pamela L. Gianatsis atty-in-fact
Kim K. Gianatsis

Pamela L. Gianatsis
Pamela L. Gianatsis

BOOK 9673PG251

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Pamela L. Gianatsis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kim K. Gianatsis as his Attorney in Fact as the free act and deed of the within named Kim K. Gianatsis . Witness my hand and official seal at Nashville , , Tennessee the 15th day of May, 1995 .

My Commission Expires: 1/20/99

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ZANA C. PETTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela L. Gianatsis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1995 .

My Commission Expires: 1/20/99

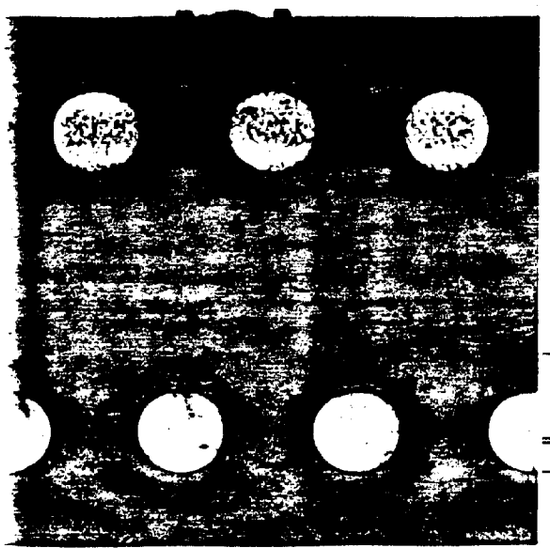
ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

61241

IDENTIF. # REFERENCE

95 MAY 16 PM 2:17

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

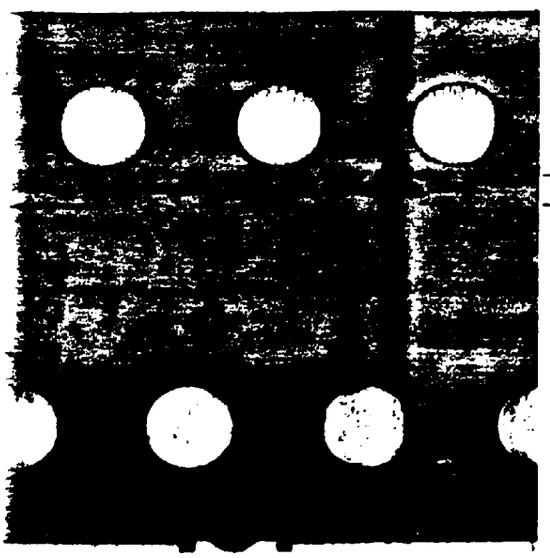
RECEIVED OF _____

FOR _____

BOOK 9673 PG 252

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

05/16/95 01 14:18:0001 1539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61241
IDENTIF. ↑ REFERENCE

95 MAY 16 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910905