BOOK 9892 PG 930

BOX #19B

G#95-12-29

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
DAVID L. HUBBELL, JR. (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 141-07-0-B
809 Autumn Court (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 047co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB #09D-82562

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, GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. HUBBELL, JR., AND WIFE, LYDIA A. HUBBELL

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:

LAND in Davidson County, Tennessee, being Lot No. 204 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Gianikas Contractors, Inc., a Tennessee Corporation, by Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9559, Page 862, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Somerset Farms, of record in Book 8556, Page 11, and Supplement and Amendment in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, Register's Office for Davidson County, Tennessee; By-Laws of Somerset Farms Homeowners' Association, Inc., of record in Book 8556, Page 25, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

unimproved ( )
This is improved (X) property, known as 809 Autumn Court, Nashville, TN 37221
(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 my hand this 14th day of December 19 95

GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION

By: George Gianikas

GEORGE GIANIKAS, PRESIDENT

BOOK 9892 PG 931

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GEORGE GIANIKAS ~~with whom I am personally acquainted and who~~ upon his oath(s) acknowledged himself to be the President ~~of the~~ of the GIANIKAS CONTRACTORS, INC the within named bargainor, a ~~corporation~~ corporation, and that he as such President ~~being authorized so to do, execute the foregoing instrument for the~~ purposes therein contained by signing the name of the corporation, by the said GEORGE GIANIKAS as such President ~~.~~.

Witness my hand and official seal at office at Nashville, TN on this the 14th day of December 1995.

My commission expires July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

0132508
IDENTIFICATION
95DC12 11:12:59
DAVIDSON COUNTY TN
REGISTER'S OFFICE

FEE 11.00 DP 1.00 CHECK 508.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9892 PG 932

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
135000.00
CON TX 499.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 508.50
CHECK 508.50

12 19/95 01 12:59 0001 9883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133508
IDENTIFICATION REFERENCE

95 DEC 19 PM 12:5

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 988306