Bx 47

FOR RECORDING PURPOSES

LTIC File Number: 32079c

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $53,110.00

Affiant

Subscribed and Sworn to before me, this 23 day of May, 19 96.

Notary Public

Commission Expires: My Commission Expires Sept 26, 1998

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

BOOK 10059 PG 594

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
John Gianikas 309 White Bridge Road Nashville, TN 37209	Same	131-6A-16 (Parent Tract 131-6A-19 (Parent Tract

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Cherry Glen Partners, L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John Gianikas

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. 92 on the Plan of Village of Cherry Glen, Phase 1, as shown on plat of record in Plat Book 9700, page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Cherry Glen Partners, L.P., a Tennessee limited partnership, by Deed of Record in Book 9796, page 722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1996 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 131-6A-16 (Parent Tract) and 131-6A-19 (Parent Tract)
2. All matters shown on Plat recorded in Book 9700, page 66.
3. All matters shown on Plat recorded in Book 6900, page 55, as amended in Book 6900, page 304.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9882, page 739, and in any allied instrument(s) referred to in said restrictions.

(Continued on next page)

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS Cherry Laurel Court Nashville, Tennessee 37215
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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. Whenever 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, this 23 day of May, 19 96.

Cherry Glen Partners, L.P.

By: _____

(Continued from previous page)

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188 and Book 9882, page 733, and in any allied instrument(s) referred to in said restrictions.
6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6470, page 366, and in any allied instrument(s) referred to in said restrictions.
7. Easement(s) for the purpose of driveway turnarounds, together with necessary ingress and egress as set forth in instrument recorded in Book 8919, page 779.
8. Agreement of record in Book 9827, page 416.

BOOK 10059 PG 595

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, personally appeared Nick Spiva with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the General Partner and _____ of **Cherry Glen Partners, L. P.**, a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves as such officers.

Given under my hand and seal this 21 day of May, 19 96.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

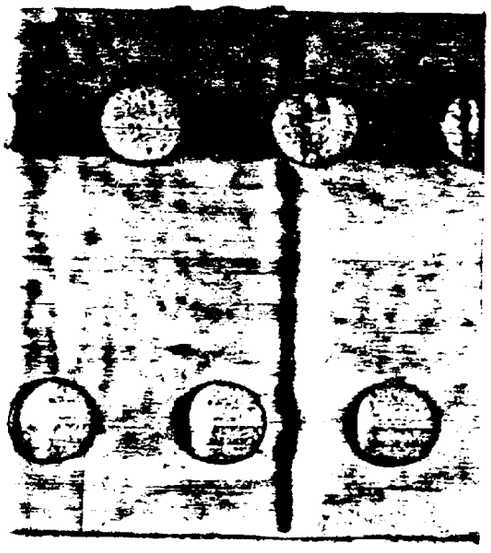
Notary Public

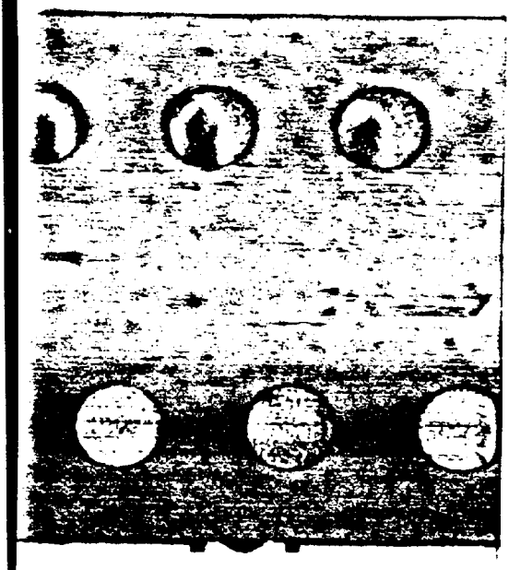
My Commissions Expires: My Commission Expires Sept 26, 1998

0184672
IDENTIFICATION REFERENCE

96 MAY 23 PM 4:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4797 05/23 0101 03CHECK 205.51





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

RECEIVED OF _____

FOR _____

BOOK 10059 PG 596

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 53110.00
CON TX 196.51
PRFEE 1.00
MDEED 8.00
TOTAL 205.51
CHECK 205.51

05/23/96 01 16:24 0001 4797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184672
IDENTIF. ↑ REFERENCE

96 MAY 23 PM 4:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042723