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

BOOK 10514 PG 67

W & I Ref: (ljh) Title No: 39010
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary R. Belz Shelly Bass Belz 112 The Commons Drive Nashville, TN 37215	FT Mortgage Companies d/b/a Sunbelt National Mortgage 2974 LBJ Freeway Ste. 200 Dallas, Texas 75234

TAX MAP-PARCEL NUMBERS: 131-1-G-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 449000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John George Gianikas, a married person** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary R. Belz and spouse, Shelly Bass Belz,** 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:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Commons of record in Book 6250, Page 527, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the Northerly margin of The Commons Drive (private) and extends back between parallel lines 110.0 feet to a dead line.

Being the same property conveyed to John George Gianikas by Quitclaim deed from Mark H. Anderson, Trustee of record in Book 6996, Page 201, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6610, Page 208, said Register's Office, and to the matters set forth in the referenced Plan of record.

Susan Gianikas joins in to convey any and all marital and ownership interest she may have in the subject property.

This is improved property, known as: 112 The Commons Drive, Nashville, TN 37215

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 heirs 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.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1997.

John George Gianikas **Susan Gianikas**

State of Tennessee
County of Davidson

BOOK 10514 PG 68

On this 30th day of June, 1997, before me the undersigned authority, personally appeared **John George Gianikas and Susan Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 449000.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1997.

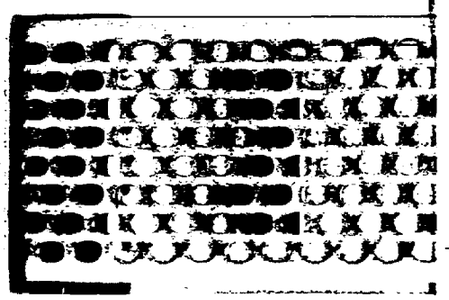
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0322064
IDENTIF. & REFERENCE

97 JUL -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9857 07/02 0101 03CHECK 1670-30



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

RECEIVED OF _____

FOR _____ BOOK 10514 PG 69

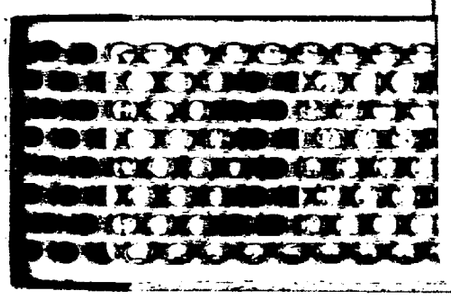
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
449000.00
CON TX 1661.30
PRFEE 1.00
WDEED 8.00
TOTAL 1670.30
CHECK 1670.30

07/02/97 01 08:57 0001 9857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322064
IDENTIF. ↑ REFERENCE

97 JUL -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1169639