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 10563 PG 196

W & I Ref: (sk) Title No: 39136
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marius D. Penczner Nancy Donelson Penczner 824 Cherry Laurel Court Nashville, TN 37215	FT Mortgage Companies dba FirstTennessee Mortgage Company, Inc. P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 131-6-H-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 316,400.00,** 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 Gianikas, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marius D. Penczner and spouse, Nancy Donelson Penczner,** 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. 89 on the Plan of Village of Cherry Glen, Phase 1 of record in Plat Book 9700, Page 66, Register's Office for said County.

SAID Lot No. 89 fronts 25.13 feet on the westerly margin of Cherry Laurel Court and extends back 101.77 feet on the northeasterly line and 93.93 feet on the southerly line to a broken line in the rear, measuring 90.60 feet thereon.

BEING the same property conveyed to John Gianikas by deed from Cherry Glen Partners, LP., a Tennessee Limited Partnership of record in Book 10059, Page 588, Register's Office for Davidson County, Tennessee. Susan Gianikas joins in this conveyance strictly to release her marital interest in the above described property.

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 6517, Page 522, Book 9882, Page 739, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 824 Cherry Laurel Court, 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 8th day of August, 1997. BOOK 10563 PG 197

John Gianikas

Susan Gianikas

State of Tennessee
County of Davidson

On this 8th day of August, 1997, before me the undersigned authority, personally appeared **John Gianikas and spouse, 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: $ 316,400.00

Affiant

Sworn and subscribed before me on the 8th day of August, 1997.

My Commission Expires:

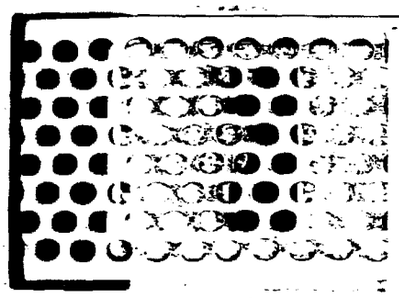
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

97 AUG 12 PM 1:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0336755
IDENTIF. & REFERENCE

5971 08/12 0101 03CHECK 1179.00



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

RECEIVED OF _____

FOR _____

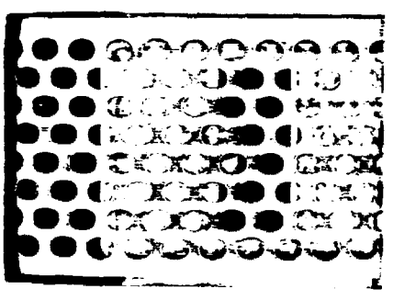
BOOK 10563 PG 198

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
316400.00
CON TX 1170.68
PRFEE 1.00
WDEED 8.00
TOTAL 1179.68
CHECK 1179.68
08/12/97 01 13:31 0001 5971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336755
IDENTIF. & REFERENCE

97 AUG 12 PM 1:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1185543