0409051

IDENTIF. & REFERENCE

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
E-mail: wilkins.ivey@worldnet.att.net

98 MAR -6 PM 1:47

ELIZA [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 39438
Dav. Co. File: Box 8

BOOK 10827 PG 111

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Sowell Padgett 1101 Cross Creek Drive Franklin, TN 37067-4002	SAME

TAX MAP-PARCEL NUMBERS: 131-6H-14 07DA 93179

2275 03/06 0101 [illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 295000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Sowell Padgett,** 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. 92 on the Plan of Phase I, Village of Cherry Glen of record in Book 9700, page 66, said Register's Office.

SAID Lot No. 92 fronts 94.36 feet on the northerly margin of Cherry Laurel Court and extends back 89.45 feet on the northeasterly line and 84.63 feet on the northwesterly line to a dead line in the rear, measuring 34.32 feet thereon.

BEING the same property conveyed to John Gianikas by deed from Cherry Glen Partners, L.P., a Tennessee Limited Partnership, of record in Book 10059, page 594, said Register's Office and conveyed to Gianikas Contractors, Inc. by deed from John Gianikas which is being recorded simultaneously herewith.

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: 812 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 4th day of March, 1998.

Gianikas Contractors, Inc.

BY: John Gianikas, Vice-President

BOOK 10827 PG 112

State of Tennessee
County of Davidson

Before the undersigned, appeared John Gianikas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice-President (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on March 4, 1998.

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

(Seal Required)
(If Authorized)

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: $ 295000.00

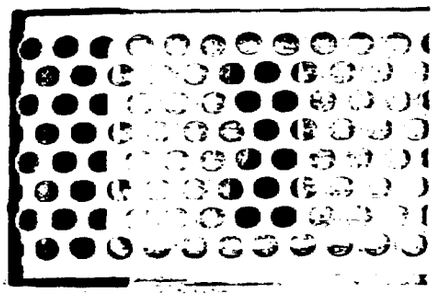
Susan Sowell Padgett
Affiant

Sworn and subscribed before me on the 4th day of March, 1998.

Notary Public

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

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



RECEIVED OF _____

FOR _____

BOOK 10827 PG 113

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

CHK
CO TX
PRFEE 1.00
MISC 2.00

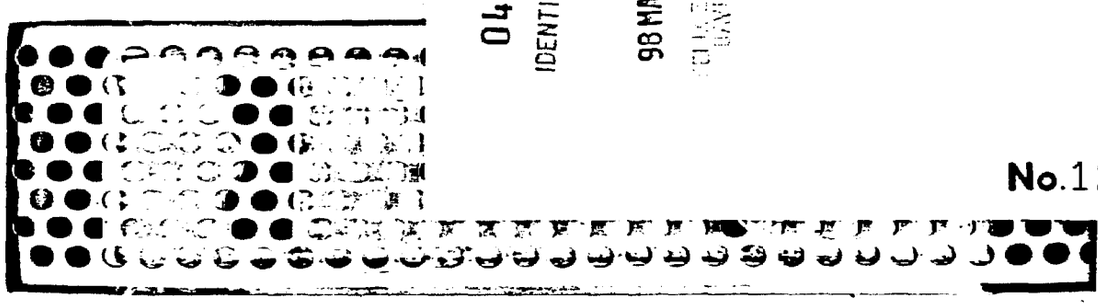
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/98 CI 17:44 0001 0275

98 MAR -6 PM 1:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0409051
IDENTIF. ↑ REFERENCE



No.1262682