This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

261

10570 895

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Gianikas Contractors, Inc. 309 White Bridge Road Nashville, TN 37209-3238	NEW OWNER	Map 157-08-0-A Parcel 015.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, George T. Hicks, Jr. and wife, Vicki Hicks (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Gianikas Contractors, Inc., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 15 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to George T. Hicks, Jr. and wife, Vicki Hicks by Quitclaim Deed from David C. Talley and Sallie Hicks Talley of record in Book 10349, Page 592, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to David C. Talley and Sallie Hicks Talley by Quitclaim Deed from Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee of record in Book 10349, page 590, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Half (½) interest was conveyed to Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee of record in Book 8177, page 342, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Half (½) interest was conveyed to Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee of record in Book 8512, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212, Book 7119, page 345; Book 9816, page 844, and Book 10714, page 744, Register's Office for Davidson County, Tennessee

This is unimproved property commonly known as 52 Haverhill Court, Lot 15, Middleton Subdivision, Nashville, Tennessee 37215.
Vicki Hicks and Vicki D. Warren are one and the same person.

Book 10550 Page 896

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me this the 2nd day of March, 1998.

Notary Public

My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of March, 1998.

George T. Hicks, Jr.

Vicki Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hicks, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17 MAR 1998 day of March, 1998

Notary Public

My Commission Expires _____

[redacted]

10550-598

+ Vicki Hicks

Notaría Primera

del Círculo de Cartagena

[illegible] Notarial

Ante la suscrita [illegible], fue [illegible] personalmente este documento por: Vicki D

[illegible]

con [illegible] 0863 19333

Cartagena 17 [illegible]

Piedad Romero de Rojas

Notaria

RECORDER'S MEMO

[illegible]

10550 899

______________________}

______________________}

Personally appeared before me, the undersigned, a Notary Public in and for said ________________________________, the within named Vicki Hicks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

17 [illegible] 1998

Witness my hand and seal at ________________, this ____ day of March, 1998.

____
Notary Public

My Commission Expires:______________

Vicki Hicks

Notaría Primera
del Círculo [illegible]

Ante la [illegible] personalmente [illegible] Vicki [illegible]

[illegible]

PP 0865[illegible]

Categoría 17 [illegible]

[illegible] de [illegible]jas
[illegible]

[illegible] MEMO

0415949
98 MAR 24 AM 11:08
[illegible] REFERENCE

10550 900

George T. Hicks, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hicks, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17th day of March, 1998.

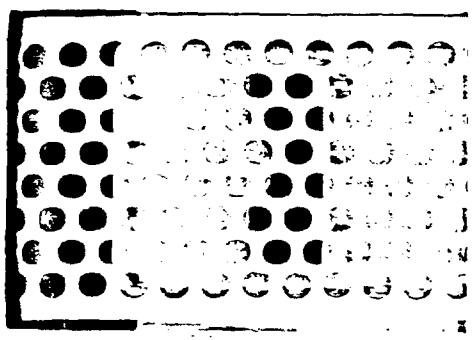
Notary Public

My Commission Expires: 10-12-99



9843 03/24/98 01:01 PM

4



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10850 PG 901

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

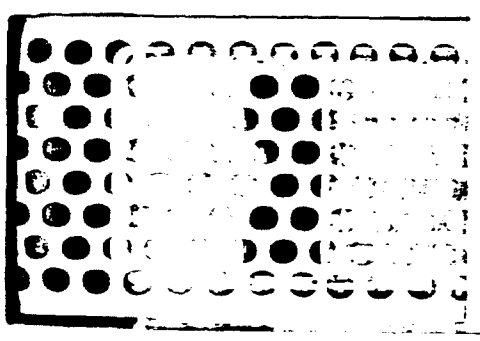
CAMT

115000.00

CON TX	425.50
PRFEE	1.00
WDEED	20.00
TOTAL	446.50
CHECK	446.50

03/24/98 01 11:07 0001 9843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0415949

IDENTIFICATION REFERENCE

98 MAR 24 AM 11:08

No. 1270178