BOOK 10851 PG 985

4d

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000.00 AFFIANT Subscribed and sworn to before me, this 24th day of March, 1998. Notary Public My Commission Expires: 2/23/99

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number:
Benton Land Company, L.P. Attn: Andrew B. Nunnally 222 Leonard Avenue Nashville, TN 37205	SAME	107-13-134

98 MAR 25 PM 8:24

0416177

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN GIANIKAS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BENTON LAND COMPANY, L.P.**, a Tennessee limited partnership, hereinafter called the Grantee, its succussors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is improved property, located at 1010 Thompson Place, Nashville, Tennessee 37217.

The subject property is conveyed subject to the following: (a) 1998 Metro property taxes, which have been prorated and assumed by Grantee; (b) easement of record in Book 3035, page 55, Register's Office for Davidson County, Tennessee; and (c) rights of tenants in possession under unrecorded residentail leases.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The subject property is not the usual place of residence of the Grantor, or the spouse of the Grantor (if married), or any dependent of the Grantor.

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WITNESS my hand this 24 day of March, 1998.

John Gianikas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN GIANIKAS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 1998.

Notary Public

My Commission Expires: 5/23/98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Legal Description

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described, according to a survey by Ragan-Smith Associates, Inc., Paul C. Suave, Registered Land Surveyor (Tenn. RLS No. 1796), dated March 20, 1998, Job No. 98-022, as follows:

Beginning at an iron pin (new) in the southerly margin of Thompson Place, a 50-foot right-of-way; said pin being located at the northeast corner of the Watervliet Shores Associates, L.L.C. property, also known as Terrace Hills Apartments, and lying in the west margin of a 25' x 240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, Page 55, Register's Office for Davidson County, Tennessee, and also being the northwest property corner of the property herein described; thence,

1. With the southerly margin of Thompson Place, N 82°28'44" E, passing through a point in the east margin of said 25' x 240' easement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, Page 922, R.O.D.C., Tennessee; thence,

2. Leaving said Thompson Place with the west property line of said Crestview, Ltd., S 08°41'46" E, 174.79 feet to a iron pin (new); said pin being on a northerly line of said Watervliet Shores Associates, L.L.C. of record in Deed Book 9945, Page 849, R.O.D.C., Tennessee; thence,

3. With the north line of said Watervliet Shores Associates, L.L.C., S 81°34'54" W, passing through a point in the east margin of said 25' x 240' easement at 170.00 feet, for a total distance of 194.39 feet to an iron pin (new); said pin being in the west margin of said easement; thence,

4. N 08°45'36" W, 177.84 feet to the Point Of Beginning and containing 34,291 square feet or 0.787 acres, more or less as calculated by the above courses.

Being the same property conveyed to Charles R. Shacklett and John Gianikas by deed of record in Book 6397, page 84, Register's Office for Davidson County, Tennessee, and further conveyed to John Gianikas by installment deed from Charles R. Shacklett, of record in Book 9507, page 751, Register's Office for Davidson County, Tennessee.

0097 03/25 0101 03CHECK 1585.50

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

RECEIVED OF _____

FOR _____

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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 425000.00
CON TX 1572.50
PRFEE 1.00
WDFEE 12.00
TOTAL 1585.50
CHECK 1585.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0097

04161177
IDENTIF. & REFERENCE

98 MAR 25 AM 8:24

No. 1270418