File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10867 PG 931

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15418

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY ANN TATE	NEW OWNER	MAP 131-6-H
(NAME)	(NAME)	
813 Cherry Laurel Court		PARCEL 7.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB# 7DA 93172
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GIANIKAS CONTRACTORS, INC., a, Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANN TATE , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase I Village of Cherry Glen, as of record in Plat Book 9700, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

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 591, said Register's Office. John Gianikas having conveyed his interest in said property to Gianikas Contractors, Inc., a Tennessee corporation by quitclaim deed of record in Book 10867, page 929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9882, page 739, Book 6517, page 522, amended in Book 6778, page 536 and Book 9882, page 733; (3) Charters of record in Book 6517, page 505, Book 6921, page 216, Book 9983, page 930, Book 6517, page 511,Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easement of record in Book 8919, page 779; (5) Agreement of record in Book 9827, page 416; and (6) All matters appearing on the plan of record in Plat Book 9700, page 66, Book 6900, pages 55 and 304, Book 9700, page 182, Register's Office for Davidson County, Tennessee.

04 20355

IDENTIFICATION REFERENCE

98 APR -2 AM 10:32

4519 04/02 0101 03CHECK 1057.95

unimproved ( )
This is improved XX, property, known as 813 Cherry Laurel Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of March, 19 98

GIANIKAS CONTRACTORS, INC., a, Tennessee corporation
By:
JOHN GIANIKAS, VICE PRESIDENT

STATE OF TENNESSEE

BOOK 10867 PG 932

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

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, and who further acknowledged that he is the VICE PRESIDENT of GIANIKAS CONTRACTORS, INC., a * the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 26th day of March 19 98

*Tennessee corporation

My commission expires 9/23/2000 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 283,500.00

Mary Ann Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 98

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GIANIKAS CONTRACTORS, INC., a, Tennessee corporation

TO

MARY ANN TATE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10867 PG 933

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
283500.00
CON TX 1048.95
PRFEE 1.00
WDEED 8.00
TOTAL 1057.95
~~PAID 1057.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~04/02/98 01 10:34 0001 4519~~

0420355
IDENTIFICATION REFERENCE

98 APR -2 AM 10:32

REGISTER
DAVIDSON COUNTY, TN.

No. 1274777