PREPARED BY (AND RETURN TO):

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BOOK 11204 PAGE 255

W & I Ref: (gj) Title No: 40446
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mischele A. Granato Anthony T. Granato 448 Cumberland Place Nashville, Tennessee 37215	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044-0963

TAX MAP-PARCEL NUMBERS: 131-06-H-052

WARRANTY DEED

[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 283525.00,** 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.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mischele A. Granato, and spouse, Anthony T. Granato,** 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. 56 on the Plan of Village of Cherry Glen, Phase 3 of record in Plat Book 9700, Page 451, Register's Office for said County.

SAID Lot No. 56 fronts 42.36 feet on the southerly margin of Cumberland Place and extends back 98.61 feet on the westerly line and 92.71 feet on the easterly line to a dead line in the rear, measuring 66.29 feet thereon.

BEING part of the same property conveyed to Gianikas Contractors, Inc. by deed from Cherry Glen Partners L.P., a Tennessee limited partnership.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 451, said Register's Office, which Plan shows a 15 foot minimum building setback line and public utility and drainage easement from Cumberland Place and the rear line of said lot, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, Book 9882, Page 729, Book 10318, Page 92, Book 10594, Page 695, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 448 Cumberland Place, Nashville, Tennessee 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 successors 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 11th day of November, 1998.

Gianikas Contractors, Inc.

By: John Gianikas V.P.
Title

State of Tennessee
County of Davidson

Before me, the undersigned, personally 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 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, at office in Nashville, Tennessee, this 11th day of November, 1998.

6798 11/13 0101 03CHECK 1060.04

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/10/99

98 NOV 13 PM 2:15
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0512358
IDENTIF. + REFERENCE

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: $ 283525.00

Affiant

Sworn and subscribed before me on the 11th day of November, 1998.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/10/99

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 257

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	283525.00
			CON TX	1049.04
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1060.04
			CHECK	1060.04
11/13/98	01		14:14 0001	6798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 13 PM 2:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05 12358
IDENTIF. ↑ REFERENCE

No. 1371894