Bk/21-A

BOOK 11276 PAGE 756

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Demetros Family Limited Partnership 608 Lynwood Blvd. Nashville, TN 37205	SAME	Map: 104-02-Q Parcels: 3, 4, 5 & 6

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LOUISE DEMETROS (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto DEMETROS FAMILY LIMITED PARTNERSHIP (the "Grantee"), its successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, 4, 5, and 6 of Acklen Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6907, page 54, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to plat of Acklen Park Condominiums, of record in Book 7739, page 997, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to George Gianikas, by Deed from Virgil C. King and wife, Nadine Haynes King, of record in Book 6907, page 54, and further conveyed to George Gianikas and Louise Demetros by Quitclaim Deed of record in Book 7171, page 490, Register's Office for Davidson County, Tennessee, and further conveyed to Louise Demetros from George Gianikas and Louise Demetros by Quitclaim Deed of record in Book 9850, page 576, said Register's Office.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone can other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Acklen Park Condominiums, of record in Book 7739, page 952, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And

053465
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 1:45
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for: (1) 1999 taxes, a lien not yet due and payable, 1998 to be paid by Grantor; (2) all matters and exceptions shown on the plat of record in Book 7739, page 997, Register's Office for Davidson County, Tennessee; and (3) all matters set forth herein. And Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of December, 1998.

Louise Demetros
LOUISE DEMETROS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Louise Demetros, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1998.

L.b. Mayo
NOTARY PUBLIC

My Commission Expires: 5-26-02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Louise Demetros
Affiant

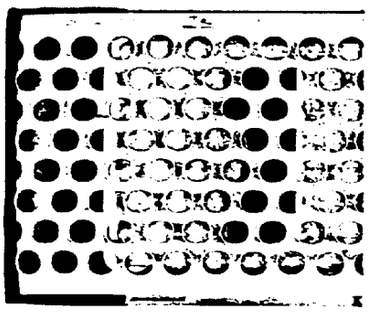
Subscribed and sworn before me this 30th day of December, 1998.

L.b. Mayo
NOTARY PUBLIC

My Commission Expires: 5-26-02

\Demetros\QCD-ltd.par

LAST PAGE OF DEED



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11276 PAGE 758

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0531465
IDENTIF. ↑ REFERENCE

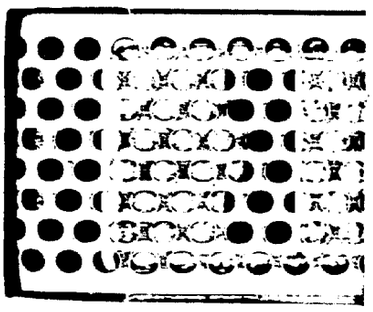
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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CK #
30000.00
CDK TX 1110.00
PRFEE 1.00
MTFEE 5.00
CFEE 2.00
TOTAL 1121.00
CHECK 1121.00

12/31/98 01 19:42 0001 7162

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404468