THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Davidson County DEEDWARR
Recvd: 09/18/00 16:02 3pgs
Fees:15.00 Taxes:851.00
20000918-0092759

WARRANTY DEED

Name and Address of New Owner:
Jane Ann Smith
258 Windsor Terrace Drive
Nashville, Tennessee 37221

Send Tax Bills To:
NEW OWNER

Street Address of Subject Property:	**Map-Parcel No:**
258 Windsor Terrace Drive	**Map 143-1-B**
Nashville, Tennessee 37221	**Parcel 258.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION,** hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **JANE ANN SMITH,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 258 as shown on the Final Plat of Phase 5, Windsor Terrace Condominiums of record in Book 11190, page 93, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gianikas Contractors, Inc., by Deed from Steven G. Hall, Trustee of record in Book 8349, page 65, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Book 11190, page 93, Register's Office for Davidson County, Tennessee; and

3. Master Deed and By-Laws of record in Book 7150, page 921, as amended in Book 7436, page 667, Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717, and Instrument No. 200008110079911, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it 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 does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS my hand this 15th day of September, 2000.

GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION

By: _____
John Gianikas, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, 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 himself to be Vice President (or other officer authorized to execute the instrument) of Gianikas Contractors, Inc., the within named bargainor, a Tennessee corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, be signing the name of the corporation by himself as Vice President.

Witness my hand and official seal this 15th day of September, 2000.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE

AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $230,000.00.

Jane Ann Smith
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2000.

J. Michael Morgan
NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001