WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of December, 2000

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gianikas Contractors, Inc.	NEW OWNER	104-2
(NAME)	(NAME)	
208 Acklen Park Drive		
(ADDRESS)	(ADDRESS)	75
Nashville, TN 37203	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Frances H. Whitus**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gianikas Contractors, Inc.** herereinafter called the GRANTEE(S), their 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. 116 and the westerly part of Lot No. 115 on the revised plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, and described according to a copy of a survey thereof made June 13, 1960, by Wm. Collier Parrish Associates, Civil Engineers, as follows: Beginning at a point in the northerly margin of Grand Avenue or 33rd Avenue North, at the intersection of the easterly line of the right of way of the Tennessee Central Railroad, the southwest corner of Lot No. 116; thence along the easterly margin of said Railroad right of way, northerly 175 feet to the southeast intersection of the same, and a 15 foot alley; thence along the southerly margin of said alley, easterly 82.3 feet; thence southerly 158.5 feet to the northerly margin of said Grand Avenue or 33rd Avenue North; thence with the margin of the same, westerly around a curve, 95.3 feet to the point of beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY:

Part of Lot 116 of Revised Westend Subdivision, as of record in Subdivision Book 421, page 82, Register's Office for Davidson County, and more particularly described as follows:

TRACT 1: Beginning at a point, said point being at the intersection of the north dedicated right of way line of Acklen Park and the former east right of way line of the property of the Tennessee Central Railway Company; thence with the former east right of way line of the Tenn. Central Railway Co., north 04 degrees 28 minutes east for 104.1 feet to the point of beginning; thence continuing with the former east right of way line of the Tenn. Central Railway Co., north 04 degrees 28 minutes east for 70.9 feet to a point; thence north 85 degrees 41 minutes east for 10 feet to a point in the proposed east right of way line of interstate highway route I-440; thence with the proposed east right ot way line of interstate highway route I-440 south 12 degrees 14 minutes west for 72.7 feet back to the point of beginning.

TRACT 2: Beginning at a point said point being at the intersection of the north dedicated right of way line of Acklen Park and the former east right of way line of the property of the Tenn. Central Railway Co.; thence north 45 degrees 07 minutes east for 32.9 feet to a point; thence north 81 degrees 04 minutes east for 20 feet to a point; thence south 75 degrees 30 minutes east for 54.6 feet to a point in the north dedicated right of way line of Acklen Park; thence with the said north dedicated right of way line along a curve to the right having a radius of 208 feet for 95.3 feet back to the point of beginning.

Tracts 1 and 2 together contain 1,758 square feet and are part of the property conveyed by John H. Raby and wife, to George A. Whitus and wife, Frances H. Whitus of record in Book 3407, page 381, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to George A. Whitus and wife, Frances H. Whitus by deed of record in Book 3407, page 381, Register's Office for Davidson County, Tennessee. The said George A. Whitus having since died.

Davidson County DEEDWARR
Recvd: 01/02/01 09:34 2pgs
Fees:11.00 Taxes:499.50
20010102-0000169

Subject to easement of record in book 6296 page 959 of Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 421, pages 82 and 83 of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1041, page 263 of Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 208 Acklen Park Drive Nashville TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th Day of December, 2000.

Frances H Whitus
Frances H. Whitus

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Frances H. Whitus, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C.E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 31 2004