BOX 15

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/01 09:04 2pgs
Fees:13.00 Taxes:832.13

20011126-0128282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,900.00

James M. Struchen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Janice M. Struchen (NAME) | Owner (NAME) | 143-01-B/246.00C0 |
| 246 Windsor Terrace Drive (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Gianikas Contractors, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Struchen, unmarried

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 246 together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, Phase 5, a horizontal property regime established by Master Deed of record in Book 7150, Page 921, and as amended in Book 7436, Page 667, re-recorded in Book 7464, Page 297 and further amended in Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan of record as Exhibit A to the amendment of said Master Deed of record in Instrument No. 20000811-0079911 and also of record in Book 11190, Page 93, said Register's Office.

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

This conveyance is subject to all covenants, conditions and restrictions of recrod.

unimproved ( )
This is improved ( X ) property, known as 246 Windsor Terrace Drive, Nashville, TN 37221
(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 GRANTEES, their 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 and representatives, 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 12th day of November, 2001

Gianikas Contractors, Inc., a Tennessee corporation
By:
John Gianikas, Vice-President

STATE OF TENNESSEE

COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John Gianikas and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Gianikas Contractors, Inc., a the within named bargainor, and corporation, and that he as such Vice-President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John Gianikas as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of November, 2001 .

My commission expires January 31, 2004

_____
Notary Public