PREPARED BY (AND RETURN TO): FILE BOX 19B

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W & I Ref: ST Title No: 43446

Day Co File Box &

Davidson County DEEDWARR
Recvd: 07/16/02 11:35 3pgs
Fees:18.00 Taxes:923.15

20020716-0085401

#02-7-5-D

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jana Fite 6244 Vosswood Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-11-097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas R. Ganick and spouse, Rebecca Hales Ganick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jana Fite, unmarried** 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. 152 on the Plan of West Meade Farms, Inc., Section "G" of record in Book 1835, Page 115 Register's Office for said County.

Said Lot No. 152 fronts 132.0 feet on the broken northerly margin of Vosswood Drive and extends back 328.0 feet on the easterly line and 187.2 feet on the westerly line to a broken line in the rear, measuring 236.8 feet thereon.

Being the same property conveyed to Nicholas R. Ganick and wife, Rebecca Hales Ganick by deed from Karen S. Wiley, an unmarried person of record in Book 8605, 834, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 115, said Register's Office, which Plan shows a 75 foot minimum building setback line from Vosswood Drive and a 10 foot easement for public utility purposes along the rear & westerly side line(s). **

This instrument is executed on behalf of Rebecca Hales Ganick by Nicholas Richardson Ganick as Attorney in Fact pursuant to a Power of Attorney * recorded on the 8th day of July, 2002 in Instrument No._____, and being filed of record simultaneously herewith The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

* executed by same

This is improved property, known as: 6244 Vosswood Drive, Nashville,, Tennessee 37205

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.

** This conveyance is subject to restrictive covenants of record in Book 2038, Page 537, said Register's Office; easements and setback lines as set forth on the above Plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 heirs 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 12th day of July, 2002 .

Nicholas R. Ganick

Rebecca Hales Ganick: By: Nicholas R. Ganick, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of July, 2002 , before me the undersigned authority, personally appeared **Nicholas R. Ganick** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

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: $249,500.00

Affiant

Sworn and subscribed before me this 12th day of July, 2002

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/03

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Nicholas Richardson Ganick** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rebecca Hales Ganick** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
Warranty Deed

FROM: Nicholas R. Ganick and spouse, Rebecca Hales Ganick

TO: Jana Fite

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Nicholas Richardson Ganick, Affiant

Sworn to and subscribed before me this
12th day of July, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004