Davidson County DEEDWARR
Recvd: 05/09/03 13:41 2pgs
Fees:13.00 Taxes:1254.30
20030509-0062705

FROM: Stephen W. Grace and wife, Patricia B. Grace

TO: Takis Patikas and wife, Kimberly Patikas

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Takis and Kimberly Patikas 4505 Wayland Drive Nashville, Tennessee 37215	RBC Mortgage Co. 440 North Orleans Chicago, IL 60610	Map 130-11 Parcel 124

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2003.

Notary Public

My Comm. Expires:

TRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 24, 2005

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Stephen W. Grace and wife, Patricia B. Grace, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Takis Patikas and wife, Kimberly Patikas, hereinafter called "GRANTEES", 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. 7 on the plan of Hycrest Acres, of record in Book 2133, page 5, Register's Office for said County.

Said Lot No. 7 fronts 125.0 feet on the broken westerly margin of Wayland Drive and extends back 578.4 feet on the northerly line and 544.0 feet on the broken southerly line to a dead line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Stephen W. Grace and wife, Patricia B. Grace, by deed from Mark Steven Tinsley and wife, Kelly Budd Tinsley, of record in Book 10440, page 459, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 2133, page 5, said Register's Office.

3. Restrictive covenants of record in Book 1850, page 271, said Register's Office.

This is property known as 4505 Wayland Drive, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hand this 17th day of April, 2003.

Stephen W. Grace

Patricia B. Grace

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 Stephen W. Grace and Patricia B. Grace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003