K 2340

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, George Gianikas and wife, Mary Ellen Gianikas,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Alfred McClellan and wife, Mabel Helm McClellan, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 369 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, page 47, Register's Office for said County.
Said Lot 369 is described as beginning at a point on the westerly margin of Dromlee Drive, at the common corner of Lots 368 and 369; thence with the margin of said Drive, southwesterly 170.9 feet to the beginning of a curve; thence along said curve westerly 39.3 feet to a point on the northeasterly margin of West Meade Drive; thence with the margin of said Drive northwesterly 219 feet to a point; thence northeasterly 172 feet to the common corner of Lots 368 and 369; thence with the line between said lots, southeasterly 241.2 feet to the beginning.
Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from West Meade Farms, Inc., of record in Book 2247, page 23, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2147, page 238, 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 Albert Alfred McClellan and wife, Mabel Helm McClellan, their **heirs and assigns, forever.**

And we **do covenant with the said** Albert Alfred McClellan and wife, Mabel Helm McClellan **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.. except for 1957 taxes, which the grantees assume and agree to pay.**
And we, George Gianikas and wife, Mary Ellen Gianikas **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Albert Alfred McClellan and wife, Mabel Helm McClellan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17 **day of** January **, 19**57.

George Gianikas
George Gianikas

Mary Ellen Gianikas
Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney **, a Notary Public in and for said County and State, the within named** George Gianikas and wife, Mary Ellen Gianikas

the bargainors , with whom I am personally acquainted, and who acknowledged that they **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville **, Tennessee, this** 18 **day of** January **, 19**57.

Commission expires February 24, 1957

L W Carney
Notary Public



HENRY GILLESPIE REALTY COMPANY

WARRANTY DEED

FROM

TO

G 234