K 2451

23,900

WARRANTY DEED

For and in consideration of the sum of ($10.00)

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

cash in hand paid and other good and valuable considerations, paid by the grantees, 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 Cecil O. Christian and wife, Mary Griffin Christian, 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. 265 on the Plan of West Meade Farms, Inc., Sec. "P", of record in book 2133, page 22, Register's Office for said County.

Said lot 265 fronts 132.3 feet on the northerly side of Bresslyn Road and runs back 366.5 feet on the westerly line and 362 feet on the easterly line, to a dead line, measuring 173.1 feet thereon.

Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from West Meade Farms, Inc., of record in book 2393, page 155, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2103, page 279, Register's Office for Davidson County, Tennessee, and Public utility easement across the northerly 20 feet of premises, 100-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 22, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cecil O. Christian and wife, Mary Griffin Christian, their heirs and assigns, forever.

And we do covenant with the said Cecil O. Christian and wife, Mary Griffin Christian 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.

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 Cecil O. Christian and wife, Mary Griffin Christian, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of September, 19 55.

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julius B. Gore Jr., a Notary Public in and for said County and State, the within named George Gianikas and Mary Ellen Gianikas

the bargainor s, 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 office, this 26th day of September 19 55.

Julius B. Gore Jr.
Notary Public

Commission expires 4-22-57

NOTARY PUBLIC

G 441