K 2452

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS
CASH IN HAND PAID AND OTHER 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 WILBUR WAYNE HILL AND WIFE, PATRICIA F. HILL, 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. 95 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 95 FRONTS 89 FEET ALONG THE WESTERLY MARGIN OF KENT ROAD AND RUNS BACK BETWEEN LINES 154.5 FEET ON THE NORTHERLY SIDE AND 157.6 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR AND MEASURES 67 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE GIANIKAS BY DEED FROM CHAS. A. WHEELER, JR. AND MILLER G. KIMBROUGH, TRUSTEES, OF RECORD IN BOOK 2396, PAGE 181, 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 WILBUR WAYNE HILL AND WIFE, PATRICIA F. HILL, THEIR heirs and assigns, forever.

And WE do covenant with the said WILBUR WAYNE HILL AND WIFE, PATRICIA F. HILL, 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 WILBUR WAYNE HILL AND WIFE, PATRICIA F. HILL, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 4TH day of OCTOBER, 19 55

George Gianikas
Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Glasscock a Notary Public in and for said County and State, the within named GEORGE GIANIKAS AND WIFE, 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 4TH day of OCTOBER, 19 55

Commission expires JULY 24, 1957

Jan Glasscock
Notary Public

WARRANTY DEED
FROM
GEORGE GIANIKAS ETUX
74336
TO
WILBUR WAYNE HILL ET UX
KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 OCT A.D. 1955
at 10:9 o'clock A.M.
Recorded in Book 21 Page 2
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

G 621