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 JOHN WILLIAM MOODY AND WIFE, PATRICIA R. MOODY, 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. 105 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. 105 FRONTS 79.2 FEET ON THE NORTHERLY SIDE OF BRANWOOD DRIVE AND RUNS BACK BETWEEN LINES 143 FEET ON THE WESTERLY SIDE AND 144.7 FEET ON THE EASTERLY SIDE TO A DEAD LINE IN THE REAR AND MEASURES 85.2 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTYCONVEYED TO GEORGE GIANIKAS BY DEED FROM CHARLES A. WHEELER, JR. AND MILLER G. KIMBROUGH, TRUSTEES, OF RECORD IN BOOK 2397, PAGE 242, 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 JOHN WILLIAM MOODY AND WIFE, PATRICIA R. MOODY, THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN WILLIAM MOODY AND WIFE, PATRICIA R. MOODY, 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 JOHN WILLIAM MOODY AND WIFE, PATRICIA R. MOODY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 3RD day of OCTOBER, 19 55

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, a Notary Public in and for said County and State, the within named GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS, the bargainor 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 3RD day of OCTOBER, 19 55

Commission expires JULY 24, 1957

Tom Glascock
Notary Public

WARRANTY DEED

FROM
GEORGE GIANIKAS ET UX

TO
JOHN WILLIAM MOODY ET UX
KIMBROUGH, PHILLIPS COMPANY

74335

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of OCT A.D. 1955
at 12 o'clock 21 Page 2
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording fee $2.00
JAMES P. WILSON, Registr.
By ____ Dpt. Reg.

G 637