K 2497

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 JAMES AUBREY PHILLIPS AND WIFE, ALMA JEAN PHILLIPS, 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. 144 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 144 FRONTS 80.0 FEET ON THE SOUTHERLY MARGIN OF TWIN LAWN DRIVE, AND EXTENDS BACK BETWEEN PARALLEL LINES, 150.0 FEET TO A DEAD LINE IN THE REAR.

BEING PART OF THE SAME PROPERTY CONVEYED TO GEORGE GIANIKAS, BY DEED FROM CHARLES A. WHEELER, JR. AND MILLER KIMBROUGH, TRUSTEES, OF RECORD IN BOOK 2447, PAGE 39, 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 JAMES AUBREY PHILLIPS AND WIFE, ALMA JEAN PHILLIPS, THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES AUBREY PHILLIPS AND WIFE, ALMA JEAN PHILLIPS, 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 JAMES AUBREY PHILLIPS AND WIFE, ALMA JEAN PHILLIPS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 23RD day of MARCH, 19 56

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARVIN A. THOMPSON 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 23RD day of MARCH, 19 56

Commission expires Aug 2, 1958

Marvin A. Thompson
Notary Public

WARRANTY DEED

FROM
GEORGE GIANIKAS ET UX

TO
JAMES AUBREY PHILLIPS ET UX

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of MAR A.D. 1956 at 2:12 o'clock P.M.
Noted in Book 8 Page 769
Recorded in Book 2498 Page 391
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] D.R.

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