K 2863

WARRANTY DEED G-127787 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GEORGE GIANIKAS and wife, MARY ELLEN GIANIKAS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FARRIS N. LATIMER and wife, RULENE WALTON LATIMER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 35 on the Plan of West Meade Farms, Inc., Section VI, of record in Book 2331, page 125, Register's Office for said County.

Said Lot No. 35 fronts 150 feet on the southerly side of Melinda Drive and runs back between lines, 291.8 feet on the easterly line and 288.3 feet on the westerly line to a dead line in the rear on which it measures 177 feet.

Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from West Meade Farms, Inc., of record in Book 2751, page 201, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 21st day of January, 1959.

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George Gianikas and wife, Mary Ellen Gianikas, the bargainer(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 Nashville, Tennessee, this the 22nd day of January, 1959.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

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WARRANTY DEED
MCB&F
From 16777
GEORGE GIANIKAS ET UX
To
FARRIS N. LATIMER ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 1959
at 3:51 o'clock PM
Noted in Book 3968 Page 201
Recording Fee $2.50
JAMES P. WILSON, Register
By M. McGinley D.C.

Reau E. Folk, Jr.

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