K 3135

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Eighteen Thousand Three Hundred and No/100 --------
----------($18,300.00) ----------DOLLARS
Cash in hand paid by Carson Emsweller and wife, Jean E. Emsweller, 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 Carson Emsweller and wife, Jean E. Emsweller

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. 137 on the Map of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 94 feet on the North side of Timberdale Court and runs back 179.7 feet on the east line and 178.7 feet on the west line to a dead line on which it measures 109.7 feet.

Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from Greer Development Corporation, of record in Book 3028, page 25, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carson Emsweller and wife, Jean E. Emsweller
their heirs and assigns, forever.

And we do covenant with the said Carson Emsweller and wife, Jean E. Emsweller
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 Carson Emsweller and wife, Jean E. Emsweller,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of October, 1960

George Gianikas

Mary Ellen Gianikas

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