K 3251

For and in consideration of the sum of $ 10.00

TEN AND 00/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and 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 E. RICHEY AND WIFE, F. JEANETTE RICHEY 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. 112 on the Plan of West Meade Park, Inc., Sec. I, as of record in Book 2900, page 103 and 104, Register's Office for said County.
Said Lot No. 112 fronts 224 feet on the southwesterly side of Clearbrook Drive, and runs back 219 feet on the northwesterly line and 162.6 feet on the southeasterly line, to a dead line in the rear, on which it measures 202 feet.
Being the same property conveyed to George Gianikas, by deed from West Meade Park Corporation, a Tennessee Corporation, as of record in Book 3132, page 135, said Register's Office, and by deed of correction as of record in Book 3225, page 277, in 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 said JAMES E. RICHEY AND WIFE, F. JEANETTE RICHEY, their heirs and assigns, forever.

And we do covenant with the said JAMES E. RICHEY AND WIFE, F. JEANETTE RICHEY 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of July, 1961.

Mary Ellen Gianikas

George Gianikas

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, 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 Nashville, Tennessee, this 6th day of July, 1961.

Commission expires May 16, 1964

Notary Public
State-at-Large

Warranty Deed
G-14329-jmm
From 47115
GEORGE GIANIKAS, ET UX.
To
JAMES E. RICHEY, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JUL A.D. 1961 at 3:15 o'clock P.M.
Noted in Book 4198 Page 117
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

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TENNESSEE TITLE CO.

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