K 3401

WARRANTY DEED

For and in consideration of the sum of Twenty Thousand and no/100 ---------- ----------($20,000.00) ---------- *DOLLARS*

of which $11,576.49 has been paid in cash by Thelma Byrd Bowie, the receipt of which is hereby acknowledged, and for the remainder the said Thelma Byrd Bowie has assumed and agrees to pay the unpaid balance of $8,423.51 of an original indebtedness of $11,000.00 secured by deed of trust of record in book 2680, page 545, Register's Office for Davidson County, Tennessee,

We, Stauros C. Zanis and wife, Maria Zanis,

have bargained and sold, and by these presents do transfer and convey unto the said Thelma Byrd Bowie, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 50 feet of lot No. 3 and the northerly 75 feet of lot No. 4 of Block "J" on the plan of Whitland Realty Company's Subdivision, as of record in book 332, page 141, Register's Office for said County.
Said parts of lots Nos. 3 and 4 front together 125 feet on the westerly side of Bowling, formerly Whitland, Avenue and extend back between parallel lines 180 feet to a dead line.
Being the same real property conveyed to Stauros C. Zanis, by deed from George Gianikas and Harry Demetros, of record in book 2706, page 397, said Register's Office.

This conveyance is made subject to an easement for 8" sewer as shown on plans in the office of the City Engineer of the City of Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thelma Byrd Bowie, her *heirs and assigns, forever.*

And we *do covenant with the said* Thelma Byrd Bowie, *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,* except by taxes for 1962 which are prorated and assumed by grantee.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thelma Byrd Bowie, her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 12th *day of* June, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stauros C. Zanis
Maria Zanis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Stauros C. Zanis and wife, Maria Zanis,

the *within named 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* [illegible] *day of* June, *19* 62.

[illegible] *Notary Public*

Commission expires [illegible]

G 225