K 3437

For and in consideration of the sum of - - - - - - - - - - $15,165.00 - - - - - - - - - -

- - - - - - - - - FIFTEEN THOUSAND ONE HUNDRED SIXTY FIVE AND NO/100 - - - DOLLARS

Cash in hand paid, 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 K. McElhiney and wife, Evelyn P. McElhiney, 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. 670 on the Plan of Charlotte Park, Section 11, of record in Book 2900, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 670 fronts 74 feet on the northeast margin of River Rouge Drive and runs back between lines measuring 197.5 feet on the northwest side and 193.9 feet on the southeast side to a line in the rear on which it measures 74 feet.

Being part of the property conveyed to George Gianikas and wife, Mary Ellen Gianikas by deed from Consolidated Developments, Inc., of record in Book 3247, page 303, 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 K. McElhiney and wife, Evelyn P. McElhiney, their

_____ heirs and assigns, forever.

And we do covenant with the said James K. McElhiney and wife, Evelyn P. McElhiney

_____ 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 K. McElhiney and wife, Evelyn P. McElhiney

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of October, 1962

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, 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 office, this 11th day of October, 1962

Commission expires MAY 22, 1965

Tom Glascock
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of OCT A.D. 1962 at 11:23 o'clock A.M.
Noted in Book 102 Page 127
Recorded in Book ___ Page ___
Recording Fee $2.50
Lilly Williams, Register
By ___ Deputy Reg.

KIRKPATRICK-PHILLIPS COMPANY

TO James K. McElhiney et ux

FROM George Gianikas et ux

WARRANTY DEED

26172

NASHVILLE, TENN.

M.S. 15,165.00

G 310