BK 3465

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, paid by the grantees, 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 Austin White and wife, Virginia White, their

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

Land in Davidson County, Tennessee, being Lot No. 919 on the Plan of West Meade Farms, Inc., Section XI, of record in book 2331, page 103, Register's Office for said County.

Said Lot No. 919 fronts 157.5 feet on the southeasterly side of Rolling Fork Drive and runs back between lines, 635 feet on the northeasterly line and 793 feet on the southwesterly line to a dead line in the rear on which it measures 212 feet.

Being the same real property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from West Meade Farms, Inc., dated November 21, 1957, filed November 5, 1958, and recorded in book 2812, page 147, said Register's Office.

This conveyance is made subject to restrictions of record in book 2493, page 247, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along rear line of premises, five-foot easement for overhang and poles across front of premises, 175-foot building setback line from Rolling Fork Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 102 and 103, 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 Austin White and wife, Virginia White, their

heirs and assigns, forever.

And we *do covenant with the said* Austin White and wife, Virginia White

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* Austin White and wife, Virginia White, their

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

Witness our *hand* s *this* 3rd *day of* December, *19* 62.

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* George Gianikas and Mary Ellen Gianikas

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 office in Nashville, *Tennessee, this* 3rd *day of* December, *19* 62.

Hugh J. Bradley, *Notary Public*

Commission expires April 29, 1963.

BK 337