K 3574

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twenty Seven Thousand Five Hundred---- ----------($27,500.00)---------- **DOLLARS**

paid in cash, the receipt of which is hereby acknowledged, we, George Gianikas and wife, Mary E. Gianikas [redacted] [redacted] have bargained and sold, and by these presents do transfer and convey unto the said Gerald B. Sprowls and wife, Helen L. Sprowls, 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. 122 on the Plan of West Meade Hills, Section IV, as of record in book 3300, page 46, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Rodney Drive at the corner of Lots Nos. 122 and 123; thence with the line between said lots, southeasterly 270 feet to a point; thence southwesterly 151 feet to the northerly margin of Penneywell Drive; thence with the margin of the same, northwesterly 245 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the margin of Rodney Drive; thence with the margin of the same, northeasterly 120 feet to the point of beginning. Being the same property conveyed to George Gianikas and wife, Mary E. Gianikas, by deed from Davidson Realty Corporation, as of record in Book 3372, page 251, said Register's Office, being improved property known as 950 Rodney Drive, Nashville, 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 Gerald B. Sprowls and wife, Helen L. Sprowls their heirs and assigns, forever.

And we **do covenant with the said** Gerald B. Sprowls & wife, Helen L. Sprowls **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 $17958.00 of a first mortgage assumed by buyers as a part of purchase price and to be paid by buyers out of proceeds of a new mortgage.

And we, George Gianikas and wife, Mary E. 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** Gerald B. Sprowls & wife, Helen L. Sprowls, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** June, 1963

George Gianikas

Mary E. Gianikas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna S. Woods **a Notary Public in and for said County and State, the within named** George Gianikas and wife, Mary E. Gianikas **the bargainer** 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** 21st **day of** June, 1963

Edna S. Woods
Notary Public

Commission expires 4-28-1966

G 133