BK 3672

WARRANTY DEED

FROM 4338

George Gianikas, et ux

TO

Jimmy F. Bates, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record DEC 23 1969
at 1:09 o'clock P.M. Page 504
Noted in Book 1027 Page
Recorded in Book
Recording Fee $ 2.00

Lillie M. Matthews, Register
By [illegible] Deputy Reg.

Compliments of
Guaranty Title Company

Company

G. 17643
#5,000.00

2

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- *DOLLARS* ---------- ($10.00) ----------

cash in hand paid by Jimmy F. Bates and wife, Ann D. Bates, and other good and valuable considerations accepted as cash, the receipt of all 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 Jimmy F. Bates and wife, Ann D. Bates, 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. 88 on the Plan of West Meade Hills, Section 4, as of record in book 3300, page 46, Register's Office for said County.
Said lot No. 88 fronts 192.95 feet on the southerly side of Saussy Place and runs back 433.5 feet on the easterly line and 562.2 feet on the westerly line to a dead line, measuring 193.1 feet thereon.
Being the same real property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from James E. Adams, of record in book 3619, page 557, said Register's Office.

This conveyance is made subject to 50-foot easement for N.E.S. along westerly part of premises, 10-foot easement for public utilities along southerly line, 150-foot building setback line from Saussy Place, and conditions of owners certificate, as shown on plan of record in book 3300, page 46, Register's Office for Davidson County, Tennessee; 50-foot easement for an electric power line granted City of Nashville, of record in book 2692, page 207, Register's Office for said County, and to restrictive covenants contained in an instrument of record in book 3347, page 99, Register's Office for said County.

PG 77