Mail tax Statement to: Fidelity Federal Nashville, Tenn. Map 81-15 Par. 299 M.O.

Jas W. Bilyeu
1422 ...
Nashville, Tenn.

WARRANTY DEED G-10118 BOOK 3816 PAGE 850 NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00) - -
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust of record in Book 3805, page 334, Register's Office for Davidson County, Tennessee,

We, George Gianikas and wife, Mary Ellen Gianikas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
James W. Bilyeu and wife, Dean H. Bilyeu

hereinafter called the Grantee, his heirs, successors 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. 44 on the Plan of Manlove Heirs' addition, as of record in Book 21, page 129, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the southerly side of Underwood Street and runs back 168.9 feet on the westerly line and 167.1 feet on the easterly line to an alley measuring 50 feet thereon.

Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas by deed from Jack Cohen and wife, Bessie D. Cohen and Mrs. R. O. Mallernee, a widow, of record in Book 3670, page 523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

THIS TRACT IS ______ IMPROVED AND SHOWN ON TAX RECORDS AS: Parcel No. W2-5005

No.	Street	City	Zone	State
1703	Underwood Street	Nashville	37208	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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 24th day of September 1964

George Gianikas
George Gianikas
Mary Ellen Gianikas
Mary Ellen Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William I. Edwards III, a Notary Public in and for the State and County aforesaid, personally appeared 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 Nashville, Tennessee

this the 24th day of September, 1964

William I. Edwards III
Notary Public

My commission expires:
My Commission Expires Nov. 9, 1964

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____ and _____, a corporation, the bargainor, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

_____
Notary Public

My commission expires:

22,000

File:
Nashville, Title Company

WARRANTY DEED

FROM

George Gianikas, etux

TO

James W. Bilyeu, etux

4427 Nashville

Final

52306

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Sep 29 2 01 PM '64

NOTE: $ 1.10 PAID
RECORDING FEE $ 3.30
DEP. REG. _____

STATE TAX $ 22.00
PROBATE 50
TOTAL $ 22.50

SEP 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 29 1964

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