WARRANTY DEED

BOOK 4084 PAGE 666

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Smith (NAME:)	Roy A. Smith (NAME:)	8D-75115
6613 Ellwood Court (STREET ADDRESS OR ROUTE NUMBER)	6613 Ellwood Court (STREET ADDRESS)	Map 129-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 34

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

cash in hand paid by Roy A. Smith and wife, Jane S. Smith, 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 Roy A. Smith and wife, Jane S. Smith, 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. 135 on the Plan of West Meade Park, Inc., Section IV, as of record in book 3300, pages 68 and 69, Register's Office for said County.
Said lot No. 135 fronts 197.9 feet on the easterly side of Ellwood Court and extends back 208.5 feet on the northerly line and 239.2 feet on the southerly line to a dead line in the rear on which it measures 150 feet.
Being the same real property conveyed to George Gianikas and wife, Mary Ellen Gianikas, by deed from James B. Turner and wife, of record in book 3890, page 949, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, anchor easement at northwesterly corner of premises, 100-foot building setback line from Ellwood Court, overhang easement and conditions of owners certificate, as shown on plan of record in book 3300, pages 68 and 69, and to restrictive covenants contained in an instrument of record in book 3102, page 381, placed on premises by instrument of record in book 3401, page 611, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy A. Smith and wife, Jane S. Smith, their *heirs and assigns, forever.*

And we *do covenant with the said* Roy A. Smith and wife, Jane S. Smith *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* Roy A. Smith and wife, Jane S. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* first *day of* December, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Gianikas

Mary Ellen Gianikas

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pelgo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, George Gianikas and wife, Mary Ellen Gianikas,

the within named bargainors, 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 7th day of December, 1966.

Alice M. Mahon Notary Public

Commission expires April 26, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

PAID DEC 8 - 1966
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL

DEC 8 1966

STATE TAX $ 6375
PROBATE .50
TOTAL $ 6425

1.

Return to
GUARANTY

WARRANTY DEED

FROM

George Gianikas, et ux

TO

Roy A. Smith, et ux

53763

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 8 10 13 AM '66

RECORDED BOOK 4115 PAGE 451
RECORDING FEE $ 2.00
DEF REG. M

G-19145
$42500.00

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