This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4214 PAGE 23

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HOWARD K. WILKS et ux (NAME)	First and Mid-South Mort. Co. (NAME)	Map. 59-11
715 Work Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 37
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*
cash in hand paid by Howard K. Wilks and Mary S. Wilks and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

W. O. Simpkins, and wife, Doreene D. Simpkins and George Gianikas and wife, Mary Ellen Gianikas *have this day bargained and sold, and do hereby transfer and convey unto the said* Howard K. Wilks and wife, Mary S. Wilks, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 264, on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for said County.

SAID Lot No. 264 fronts 75 feet along the southeasterly side of Work Drive and runs back between lines, 135 feet on the southwesterly line and 135 feet on the northeasterly line, to a line at the rear, measuring 75 feet thereon.

BEING part of the same property conveyed to W. O. Simpkins and George Gianikas, by deed from Lineberger Development Company, of record in Book 4091, page 905, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 4062, page 443, as amended in Book 4081, page 854 Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3700, page 88, said Register's Office, as corrected in instrument of record in Book 4091. page 259, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Work Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and 2.5 x 30 foot utility anchor easements located on the northeasterly and northwesterly corners of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15950.00

Subscribed and sworn to before me, this the 23rd day of February 1968

Affiant Howard K. Wilks

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P. Holland

NOTARY PUBLIC DAVIDSON CO. TENN. MAY 3 1970

This is ~~unimproved~~ improved property, known as 715 (House Number) Work Drive (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Howard K. Wilks and wife, Mary S. Wilks, their ~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for current taxes and as noted above. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard K. Wilks and wife, Mary S. Wilks, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 23rd *day of* February, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. O. Simpkins

Doreene D. Simpkins

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* W.O. Simpkins and wife, Doreene D. Simpkins and George Gianikas and wife, 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 Nashville ..... *Tennessee, this* 23rd *day of* February, *19* 68.

Lydia Holland ..... *Notary Public*

Commission expires 5-3-70

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 .....

06836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 2 18 PM '68
NOTED: BOOK 118 PAGE 313
RECORDING FEE $ 3.00
DEP. REG. 5

STATE TAX $ 41.34
PROBATE .50
TOTAL $ 41.84

FEB 23 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN

WARRANTY DEED

FROM
W.O. SIMPKINS et ux
GEORGE GIANIKAS et ux
TO
HOWARD K. WILKS
and wife,
MARY S. WILKS

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

37219