TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME) BOOK 4245 PAGE 183

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal S & L Assn.
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

7D-36226

Map 129-12
Par. 73

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS
cash in hand paid by Justin D. Crosslin and wife, Madeline C. Crosslin,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
George Gianikas and William O. Simpkins,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot fronts 101.37 feet on the easterly side of Percy Warner Boulevard and extends back 150 feet on the northerly line, 150 feet on the southerly line to a dead line and measures 98.63 feet.

Being the same property conveyed to George Gianikas and William O. Simpkins, by deed from Bruce Batson and wife, as of record in Book 4131, page 867, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1968 which have been prorated and assumed by the Grantees.

This is ( ) unimproved (X) improved property, known as 960 Percy Warner Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 20 day of June, 1968.

George Gianikas

George Gianikas

William O. Simpkins

William O. Simpkins

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, N. G. Bauer, a Notary Public in and for said County and State, the within named George Gianikas and William O. Simpkins

the 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 20 day of June, 1968.

Commission expires July 27-1969 Notary Public N. G. Bauer

TENNESSEE TITLE COMPANY

24,275.60

Warranty Deed

FROM
GEORGE GIANIKAS AND WILLIAM O. SIMPKINS

To
JUSTIN D. CROSSLIN AND WIFE, MADELINE C. CROSSLIN

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

A 0 2 5 2 6

IDENTIF. REFERENCE

JUN 21 3 06 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN21 68	CONV	24,225.00				
JUN21 68	S'TAX		A*	62.92		
JUN21 68	PR'FEE		A*	.50		
JUN21 68	W'DEED		A*	3.00	*	66.42

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 24,225.00

State of Tennessee)
County of Davidson)

A. L. Bauer
Affiant

Sworn to and subscribed before me this 20 day of June, 1968

John P. Cowan Jr.
Notary Public, in and for the aforesaid State and County.

My commission expires: 2-23-69