WARRANTY DEED

BOOK 4245 PAGE 553

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert O. Everman et ux.	First Federal Savings & Loan Assn.	Map 115-9
819 Rodney Drive (NAME)	Fourth & Union (NAME)	Par. 17
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand One Hundred and no/100 ------- ----------($35,100.00) ---------- *Dollars,*

of which $13,995.80 has been paid in cash by Robert O. Everman and wife, Patricia S. Everman, the receipt of which is hereby acknowledged, and for the remainder the said Robert O. Everman and wife have assumed and agree to pay the unpaid balance of $21,104.20 of an original indebtedness of $22,300.00 secured by deed of trust of record in book 3797, page 499, Register's Office for Davidson County, Tennessee,

We, Michael T. Gerakios and wife, Zaylor Gerakios,

have this day bargained and sold, and do hereby transfer and convey unto the said
Robert O. Everman and wife, Patricia S. Everman, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 97 on the Plan of the West Meade Hills, Section Four, as of record in Book 3300, page 46, Register's Office for said County.
Said Lot No. 97 fronts 130 feet on the westerly side of Rodney Drive and runs back 579.5 feet on the northerly line and 557.2 feet on the southerly line to a dead line in the rear on which it measures 60 feet.
Being the same real property conveyed to Michael T. Gerakios and wife, Zaylor Gerakios, by deed from George Gianikas and wife, of record in book 3797, page 498, said Register's Office.

This conveyance is made subject to 10-foot utility easement, 50-foot N.E.S. easement along rear of property, 175-foot building setback line from Rodney Drive, and conditions of owners certificate, as shown on plan of record in book 3300, page 46, said Register's Office; and to restrictive covenants of record in book 3347, page 99, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,100.00

Subscribed and sworn to before me, this the 24th day of June, 1968

Affiant Robert O. Everman

My commission expires My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 819 Rodney Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Robert O. Everman and wife, Patricia S. Everman, 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 by deed of trust as above set out, and taxes for 1968 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert O. Everman and wife, Patricia S. Everman, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* June, 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.*

x Michael T. Gerakios

x Zaylor Gerakios

This Instrument Was Prepared By
Dewey W. Pedigo (MSJ)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, S. P. Eckhardt, *a Notary Public in and for said County and State,* Michael T. Gerakios and wife, Zaylor Gerakios,

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* 14 *day of* June, 1968.

Commission expires April 26, 1971

S. P. Eckhardt
Notary Public

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 .....

JUN24 68 CONV 35,100.00
JUN24 68 S'TAX A* 91.26
JUN24 68 PRTFEE A* .50
JUN24 68 WDEED A* 3.00 * 94.76

A 02684

WARRANTY DEED

FROM
Michael T. Gerakios et ux.

TO
Robert O. Everman et ux.

IDENTIF. REFERENCE

JUN 24 3 26 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dean. 19254 Revised