BOOK 4257 PAGE 170

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Gianikas, etal	George Gianikas	Map 103-4
(NAME) 5629 Charlotte Ave.	(NAME)	Par 360
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Four Thousand ($4,000.00) and no/100 - *Dollars,*

cash in hand paid by George Gianikas and wife May Ellen Gianikas and Leonard Wall and wife, Ruth A. Wall, the receipt of which is hereby acknowledged.

We, Harvey A. Reynolds and wife Rachel Reynolds

have this day bargained and sold, and do hereby transfer and convey unto the said George Gianikas and wife May Ellen Gianikas and Leonard Wall and wife Ruth A. Wall their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly ½ of lot No. 65 on the Plan of West End Annex, as of record in book 332, page 61, Register's Office for said County.
Said part of lot No. 65 fronts 50 feet on the northerly side of Nebraska Avenue and extends back between parallel lines 158.3 feet to an alley.
Being part of the property conveyed to Harvey A. Reynolds by deed from S. J. Ayers of record in book 1284, page 74, said Register's Office, and Harvey A. Reynolds conveyed an interest to his wife Rachel Reynolds, for the purpose of creating an estate by the entirety by deed of record in book 2480, page 293, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Avenue North, Nashville, Tenn.

Taxes for the year 1968 are prorated and assumed by grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 5th day of August 1968

Affiant Harvey Reynolds

My commission expires Jan-21-1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Nebraska Avenue (House Number) (Street) Nashville, Tenn. 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 George Gianikas and wife May Ellen Gianikas and Leonard Wall and wife Ruth A. Wall 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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Gianikas and wife May Ellen Gianikas and Leonard Wall and wife Ruth A. Wall *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5th day of August, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harvey Reynolds

Rachel Reynolds

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Harvey Reynolds and wife Rachel Reynolds

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* 5TH *day of* August, *19* 68.

H B Duncan *Notary Public*

Commission expires Jan 21 1971

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 .....

AUG-5 68	CONV	*4,000.00				
AUG-5 68	S TAX		A*	10.40		
AUG-5 68	PR FEE		A*	.50		
AUG-5 68	W DEED		A*	3.00	*	13.90

A 07871

IDENTIF. REFERENCE

AUG 5 3 13 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Harvey A. Reynolds, etux

TO

George Glanikas, etal

Compliments of

Guaranty Title

Office of

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

Mail Cert Co
5239 Charlotte