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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 19 69.

Notary Public

MY COMMISSION EXPIRES: 1-24-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DODSON BATSON, ATTY. (NAME) 702-1st American Nat'l Bank, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Elizabeth E.Boyd & Mrs. Eloise E.Carpenter (NAME)	SAME (NAME)	16DA-11340
2510 9 AVS (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE GIANIKAS AND WILLIAM O. SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH E. BOYD AND ELOISE E. CARPENTER

HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Resubdivision of Part of Lot No. 13, on the Plan of Montrose Park, of record in Book 3842, page 223, Register's Office for said County, as follows:

Said Lot No. 1 fronts 50 feet on the easterly side of 9th Avenue South and runs back 190.7 feet on the northerly line and 213.9 feet on the southerly line which is a broken line to a dead line in the rear measuring 38 feet thereon.

Being part of the property conveyed to George Gianikas and William O.Simpkins by deed from Lillian B.Franklin of record in Book 4225, page 993, said Register's Office.

1969 taxes assumed by Purchasers.

This is unimproved ( ) improved (X) property, known as 2501 9th Ave. So Nashville Tenn
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand & this 26 day of May, 19 69

x George Gianikas

x William O Simpkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named Geroge Gianikas and William O.Simpkins

the 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 26 day of May 19 69.

Commission expires 1/24/70

Ellouise Bailey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail Grant Mathews & Ely

WARRANTY DEED

FROM
GEORGE GIANIKAS, ET AL

TO
ELIZABETH E. BOYD, ET AL

A 41937

IDENTIF. REFERENCE

MAY 26 11 46 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26 69	CONV	14,950.00			
MAY26 69	S'TAX		A*	38.74	
MAY26 69	PR'FEE		A*	.50	
MAY26 69	W'OFFO		A*	3.00	* 42.24