TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS: BOOK 4316 PAGE 754

(STREET ADDRESS OR ROUTE NUMBER)

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

SEND TAX BILLS TO:
First Federal S. & L. Assn.
(NAME)
Fourth at Union
(STREET ADDRESS)
Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 118-1
Par 443

For and in consideration of the sum of ----------($10.00)----------
----------Ten and no/100---------- DOLLARS
cash in hand paid by
Giles M. Johnson, unmarried,
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. 3 on the Plan of Montrose Park, Resub. of Part of Lot 13, as of record in Book 3842, page 223, Register's Office for said County.

Said Lot No. 3 fronts 59 feet on the north side of Montrose Avenue, and extends back 130.1 feet on the east line and 118.8 feet on the west line to a dead line in the rear on which it measures 48.6 feet.

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

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantee.

This is (unimproved / improved) property, known as 888 Montrose Avenue (House Number) (Street) Nashville, Tennessee (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 30th day of June, 1969.

George Gianikas

William O. Simpkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, 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 30th day of June, 1969.

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

14,562.00

Warranty Deed

FROM
GEORGE GIANIKAS and
WILLIAM O. SIMPKINS
To
GILES M. JOHNSON
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

Please mail to: Mr. Giles M. Johnson, 706 9th Avenue, South, Nashville, Tennessee 37203

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IDENTIF. REFERENCE

JUL 1 3 07 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-13	CONV	14,500.00			
JUL-13	S'TAX		C*	37.70	
JUL-13	PR'FEE		C*	.50	
JUL-13	W'DEED		C*	3.00	* 41.20

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 $ 14,500.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 30 day of June, 1969

My Commission expires:

Notary Public, in and for the aforesaid State and County.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE