BOOK 4363 PAGE 816

This Instrument Was Prepared By
READ E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
F-320

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 143-3 PAR 9 5	Mr/Mrs Donald E. Cudd same as below	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S) 9D-59255	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Highland Park Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GEORGE GIANIKAS and wife, MARY ELLEN GIANIKAS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONALD E. CUDD and wife, VIRGINIA ANN CUDD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, page 70.

Said Lot fronts 105 feet on the easterly side of Highland Park Drive and extends back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to George Gianikas, by deed from Davidson Road Corporation, as of record in Book 4105, page 969, Register's Office.

This conveyance is made subject to restrictions as of record in Book 4025, page 420.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro taxes, which have been prorated, and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of September 1969.

George Gianikas
George Gianikas

Mary Ellen Gianikas
Mary Ellen Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4363 PAGE 817

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named George Gianikas and wife, Mary Ellen Gianikas 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, the 10th day of September, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____;
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Donald E. Cudd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
GEORGE GIANIKAS and Wife

TO
DONALD E. CUDD and Wife

A 53588

IDENTIF. REFERENCE

SEP 10 2 54 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 10	CONV	38,000.00			
SEP 10	S'TAX		A*	98.80	
SEP 10	PR'FEE		A*	.50	
SEP 10	W'DEED		A*	3.00	* 102.30

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

38,000.00

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public