TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mrs. Emma Morton Hambrick (NAME)	First Federal S & L Assn. (NAME)	Map 118-1
2514 9th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 442
Nashville, Tenn., 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4372 PAGE 116

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For and in consideration of the sum of ($10.00) Ten & 00/100 DOLLARS cash in hand paid by Emma Morton Hambrick, 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. 2 on the Plan of Montrose Park, as of record in Book 3842, page 223, Register's Office for said County.

BEGINNING at a point in the northerly margin of Montrose Avenue at the common corner of Lots 2 and 3; thence with the margin of said Avenue, westerly 63 feet to a point in the beginning of a curve; thence around said curve, northwesterly 40.65 feet to a point in the easterly margin of 9th Avenue South; thence with the margin of the same, northerly 99.1 feet to the common corner of Lots 1 and 2; thence with the line between said lots, easterly 70.3 feet to the common rear corner of Lots 2 and 3; thence with the line between said lots, southerly 118.8 feet to the point of beginning.

Being part of the property vested in 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 and easements as applicable to said property and taxes for the year 1969, which have been prorated and assumed by the Grantee.

This is unimproved ( ) improved (X) property, known as 2514 9th Avenue, So. (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 13th day of October, 1969.

George Gianikas

William O. Simpkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], 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 13th day of October, 1969.

Commission expires 4-23-73 Notary Public [illegible]

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mrs. Emma Morton Hambrick, 2514 9th Ave. So. Nashville, Tenn., 37204

Warranty Deed

FROM
GEORGE GIANIKAS and WILLIAM O. SIMPKINS

To
EMMA MORTON HAMBRICK

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

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

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

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IDENTIF. REFERENCE

OCT 14 2 50 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 14 69	CONV	24,500.00			
OCT 14 69 S'TAX			A*	63.70	
OCT 14 69 PR'FEE			A*	.50	
OCT 14 69	W'DEED		A*	3.00	* 67.20

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 $ 24,500.00

State of Tennessee)
County of Davidson)

Mrs. James Morton Hamblett
Affiant

Sworn to and subscribed before me this 13th day of October, 1969

NOTARY PUBLIC AT LARGE

My commission expires: APR 23 1973

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