TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	First Federal S & L Assn. (NAME)	Map 118-1
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pa. 444
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4385 PAGE 229

For and in consideration of the sum of ----------($10.00)----------
----------Ten & 00/100----------DOLLARS
cash in hand paid by James A. Owens and wife, Minnie T. Owens

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

Said Lot No. 4 fronts 57 feet on the northerly side of Montrose Avenue and runs back 130.1 feet on the westerly side and 137.2 feet on the easterly side to a dead line in the rear measuring 45.5 feet thereon.

Being part of the 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 taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 884 Montrose Avenue, Nashville, Tennessee
(House Number) (Street) 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 5th day of December, 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 [illegible] day of December, 1969

Commission expires [illegible]

Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

$14,000.00

FROM

GEORGE GIANIKAS and
WILLIAM O. SIMPKINS

TO

JAMES A. OWENS and wife,
MINNIE T. OWENS

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE

PUT COUNTY COURT CLERK'S STAMP HERE:

[illegible]

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

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BOOK 4385 PAGE 230

IDENTIF. REFERENCE

DEC 9 2 51 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-9[illegible]	CONV	14,000.00				
DEC-9[illegible]	S'TAX		B*	36.40		
DEC-9[illegible]	PR'FEE		B*	.50		
DEC-9[illegible]	W'DEED		B*	3.00	*	39.90

I hereby offer this instrument for record and co
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 $ 14,000.00

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 5th day of
December, 1969

My commission expires:
APR 23 1973

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

[illegible]action

14,000.00

[illegible] day of [illegible]

My commission [illegible] Notary Public, in and for
the aforesaid State and
County