TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

BOOK 4411 PAGE 694

(STREET ADDRESS OR ROUTE NUMBER)

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

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 105-9
Pcl. 249

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Thomas W. Northcross and wife, Lottie C. Northcross

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, George Gianikas and wife, Mary Ellen Gianikas

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 the east part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

BEGINNING on the north margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85° 02' West 26.3 feet; thence northerly around 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the east margin of said right of way, North 2° 34' East 5.4 feet; continuing with said right of way northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85° 02' East 40.3 feet to the corner of Lots 1 and 2; thence along the common line of said lots, South 4° 58' West 145 feet to the beginning.

Being the same property vested in George Gianikas, by deed from The Nashville Housing Authority, as of record in Book 4383, page 994, said Register's Office.

This conveyance is made subject to recorded restrictions applicable to said property and to taxes for 1970.

unimproved ( )
This is improved (X) property, known as 1112 Bate 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 16th day of April, 1970.

George Gianikas
George Gianikas

Mary Ellen Gianikas
Mary Ellen Gianikas

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 wife, Mary Ellen Gianikas

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 16th day of April, 1970.

Commission expires ... Notary Public ...

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

A 74790

PUT REVENUE STAMPS HERE:

IDENTIF. REFERENCE

APR 17 2 20 PM '70

FELIX T. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

REGISTER STAMP BELOW

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

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

13,250 cc

Warranty Deed

FROM
GEORGE GIANIKAS AND WIFE,
MARY ELLEN GIANIKAS

To
THOMAS W. NORTHCROSS & WIFE,
LOTTIE C. NORTHCROSS

APR 17 70	CONV	13,250.00				
APR 17 70	S'TAX		A*	34.32		
APR 17 70	PR'FEE		A*	.50		
APR 17 70	W'DEED		A*	3.00	*	37.82

I hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of property transferred whichever is greater is $ 13,250.00

Subscribed and sworn to before me this 16th day of April, 1970.

My commission expires APR 23 1973

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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