BOOK 4471 PAGE 454 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,050.00

Elizabeth Ann Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December 19 70

Mary E. Parker
Notary Public

MY COMMISSION EXPIRES: 11-23-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Russell H. Hippe, Jr., 26th Floor, L & C Tower, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Shearon (NAME)	Commerce Union Bank (NAME)	22W 1565
2228 Lindell Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Gianikas and wife, Mary Ellen Gianikas and Ted C. Mooney, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Ann Shearon , an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 3 on the Plan of Section Four, Edgehill Estates Subdivision, as of record in Book 4175, page 131, Register's Office for Davidson County, Tenn.

Said Lot No. 3 fronts 50.0 feet along the easterly margin of Lindell Avenue and extends back 126.72 feet on the northerly line and 129.40 feet on the southerly line to a broken line in the rear measuring 50.16 feet thereon, said rear line being the westerly margin of proposed Interstate Highway.

Being part of the same property conveyed to George Gianikas and Ted C. Mooney by deed from Nashville Housing Authority, of record in Book 4428, page 111, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2228 (House Number) Lindell Avenue, (Street) Nashville, Tenn. 37204 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 22nd day of December, 19 70

Ted C. Mooney

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named George Gianikas and wife, Mary Ellen Gianikas and Ted C. Mooney

the bargainor, 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 22nd day of December 1970

Commission expires 11-12-73

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
George Gianikas et ux and Ted C. Mooney, an unmarried person

TO
Elizabeth Ann Shearon, an unmarried person

B 0 0 9 0 6

IDENTIF. T REFERENCE

JAN 4 3 23 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Russell H. Hippe, Jr.
26th Floor, L & C Tower
Nashville, Tennessee

JAN-4=	CONV	16,050.00			
JAN-4=S'TAX			A*	41.60	
JAN-4=PR'FEE			A*	.50	
JAN-4=	W'DEED		A*	3.00	* 45.10