BOOK 4478 PAGE 85 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,100.00

Annie E. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 71

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles C. Trabue, III, 26th Floor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie E. Wilson (NAME)	Commerce Union Bank (NAME)	
2220 Lindell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Map 105-14
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 294

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 Annie E. Wilson, 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. 5 on the Plan of Edgehill Estates, Section Four, as of record in Book 4175, page 131, Register's Office for said County.

SAID lot No. 5 fronts 55.0 feet along the easterly margin of Lindell Avenue and extends back 116.45 feet on the northerly line and 121.83 feet on the southerly line to the westerly margin of the Proposed Interstate Highway right-of-way, measuring 55.26 feet thereon.

BEING the same property conveyed to George Gianikas and Ted C. Mooney by deed from Nashville Housing Authority of record in Book 4428, page 92, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1) Taxes for 1970, if any, to be paid by seller.

2) Taxes for the current year which are prorated and payment assumed by the grantee(s).

3) Restrictive covenants of record in Book 4428, page 93, Register's Office for said County and owner's certificate, easements, setback lines and other matters appearing on plan of record in Book 4175, page 131, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 2220 Lindell Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 hands this 1st day of February, 19 71

Ted C. Mooney

George Gianikas

Mary Ellen Gianikas

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STATE OF TENNESSEE
Davidson County

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

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 1st day of February 19 71

Commission expires 11-17-72

Mary E. Jackson
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

Annie E. Wilson, an unmarried person

304027

IDENTIF. REFERENCE

FEB 5 11 52 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Charles C. Trabue, III
26th Floor, L & C Tower
Nashville, Tennessee

FEB-5[illegible]	CONV	15,100.00				
FEB-5[illegible]	S'TAX		A*	39.26		
FEB-5[illegible]	PR'FEE		A*	.50		
FEB-5[illegible]	M'DFED		A*	3.00	*	42.76