B 0 5 1 0 6

IDENTIF. REFERENCE

FEB 18 11 03 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4480 PAGE 627

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,450.00

Barbara C. Marks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1971

Mary E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(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
Barbara C. Marks (NAME)	Commerce Union Bank (NAME)	W22 1530
2200 Lindell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	
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 Barbara C. Marks, 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. 10 on the Plan of Section 4, Edgehill Estates Subdivision, as of record in Book 4175, page 131, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Lindell Avenue at the corner of Lots 9 and 10; thence with the line between said lots, easterly 91.04 feet to a point in the westerly margin of Proposed Interstate Highway; thence along the margin of said Proposed Interstate Highway as follows: northwesterly 47.82 feet to a monument; and North 37 deg. 57 min. West 222.44 feet to a point in the easterly margin of Lindell Avenue; thence with the margin of Lindell Avenue southeasterly 252.57 feet to the point of beginning.

BEING the same property conveyed to George Gianikas and Ted C. Mooney, by deed from The Nashville Housing Authority, of record in Book 4428, page 57, 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 sellers.

2. Taxes for 1971 to be prorated and assumed by grantee.

3. Restrictive covenants of record in Book 4220, page 69, and in Book 4428, page 69, said Register's Office; lack of ingress and egress to and from controlled access highway; setback lines, easements and other matters appearing on Plan of Record in Book 4175, page 131, said Register Office.

This is ( ) unimproved (X) improved property, known as 2200 Lindell Ave., Nashville, Tenn. 37204
(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 hand S this 17th day of February, 1971

Ted C. Mooney

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

BOOK 4480 PAGE 628

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

the bargainor S, 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 17th day of February 1971.

Commission expires 11-12-72

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 MARY ELLEN GIANIKAS AND TED. C. MOONEY, AN UNMARRIED PERSON

TO

BARBARA C. MARKS, AN UNMARRIED PERSON

FEB 18 71	CONV	16,450.00			
FEB 18 71	S'TAX		A*	42.64	
FEB 18 71	PR'FEE		A*	.50	
FEB 18 71	W'DEED		A*	3.00	* 46.14

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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