BOOK 4481 PAGE 119 FORM NO. WD-1

B 0 5 3 4 7

IDENTIF. REFERENCE

FEB 22 10 38 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Barbara L. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February 19 71

Mary E. Gibson
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 L. Davis (NAME)	Commerce Union Bank (NAME)	W 22-1535
2212 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 L. Davis, 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. 8 on the Plan of Section Four, Edgehill Estates Subdivision, as of record in Book 4175, page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 70 feet along the easterly margin of Lindell Avenue, and extends back between two lines, 98.37 feet on the northerly line and 105.21 feet on the southerly line to a dead line in the rear, measuring 70.33 feet thereon, said dead line being the westerly margin of Proposed Interstate Highway.

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 69, said Register's Office.

Said conveyance is expressly subject to the following:

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

2. Taxes for 1971 to 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's Office.

This is { unimproved / improved } property, known as 2212 (House Number) Lindell Avenue (Street), Nashville (P. O. Address), Tenn. (City or Town) 37204 (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 15th day of February, 19 71

Ted C. Mooney

George Gianikas

Mary Ellen Gianikas

STATE OF TENNESSEE
Davidson County

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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 15th day of February 19 71

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 L. Davis, an unmarried person

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Charles C. Traoue, III
26th Floor, L & C Tower
Nashville, Tennessee

FEB22	CONV	16,450.00			
FEB22	S'TAX		A*	42.64	
FEB22	PR'FEE		A*	.50	
FEB22	W'DEED		A*	3.00	* 46.14