Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,850.00 George A. Huddleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1971

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Huddleston (NAME)	Mortgage Associates, Inc. (NAME)	Map 118-1
880 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 389
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	16DA 11343

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 et al William O. Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Huddleston et ux Ann C. Huddleston

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 of the resubdivision of Montrose Park, Section1, as of record in Book 3842, Page 223, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 57.15 feet on the northerly side of Montrose Avenue, and extends back 140.7 feet on the easterly side and 137.2 feet on the westerly side to a line running 49.5 feet on the northerly side of said Lot.

BEING the same property conveyed to George Gianikas and William O. Simpkins by deed from Lillian B. Franklin as of record in Book 1084, Page 281, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions as of record in Book 4282, Page 653, Book 4269, Page 765, and Book 4284, Page 188, aforesaid Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 880 Montrose Avenue, Nashville, Tennessee
(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 31st day of May, 19 71

George Gianikas

George Gianikas

William O. Simpkins

William O. Simpkins

BOOK 1508 PAGE 783

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named George Gianikas et al William O. Simpkins

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 31st day of May 19 71.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 al

TO

WILLIAM O. SIMPKINS,

GEORGE A. HUDDLESTON et ux

ANN C. HUDDLESTON.

B 17894

IDENTIF. REFERENCE

JUN 8 9 39 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8-71	CONV	14,850.00				
JUN-8-71	S TAX		A*	38.48		
JUN-8-71	PRTFEE		A*	.50		
JUN-8-71	W'DEED		A*	3.00	*	41.98

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Box #2