BOOK 4581 PAGE 496

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Gianikas et al	Same	Map 142-2
(NAME)	(NAME)	
6658 Colonial Rd		Par. 204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	mp
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail to

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE GIANIKAS and GEORGE DUNN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 226 on the Plan of Cross Timbers, Section IV, as of record in book 4175, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the property conveyed to James E. Patterson, by deed from Ethelred Phillips Horn, Jr., et al, of record in book 3935, page 104, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 4317, page 284, Register's Office for Davidson County, Tennessee; owner's certificate, certain setback lines and easements, as shown on plan of record in book 4175, page 54, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4500.00

Subscribed and sworn to before me, this the 28th day of July 19 71

Affiant James E. Patterson

My commission expires: January 24, 1973 (Affix Seal)

Notary Public Celia Miller

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: Bellevue, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GEORGE GIANIKAS and GEORGE DUNN, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except by restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Gianikas and George Dunn, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 28th day of July, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Patterson

Evelyn Patterson

This instrument prepared by:
Edwards, Schulm..., ...erley,
Hollins &...
900 American ...l building
Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Celia Miller, *a Notary Public in and for said County and State,* James E. Patterson and wife, Evelyn Patterson,

the within named 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* 28th *day of* July, *19* 71

Commission expires January 24, 1973 Celia Miller *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JAN. 24 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

MAR-6 72 CONV *4,500.00

MAR-6 72 S'TAX A* 11.70

MAR-6 72 PR'FEE A* .50

MAR-6 72 W'DEED A* 4.00 * 16.20

WARRANTY DEED

FROM

James E. Patterson et ux

TO

George Gianikas et al

B 5 0 8 4 4

IDENTIF. REFERENCE

MAR 6 1 41 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE