FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

John C Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1973.

W. W Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Aug. 29
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY Nashville
A. B. Neil, Jr., Attorney at Law, Third National Bank Bldg.,Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE GIANIKAS, et al (NAME)	SAME (NAME)	142-11-38
2016 Terrace Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail

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, I, JOHN S. PHIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE GIANIKAS and JOHN C. BEASLEY

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 Number 86, on the plan of Valley West, Section 2, as of record in Book "3600", Page 86, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being a part of the same property conveyed to John S. Phipps by C & S Builders, Inc., recorded in Book "4488", Page "325" R. O. D. C., Tennessee.

This conveyance is subject to any and all restrictive covenants of record, and all easements and setback lines as set forth on the above plans.

As part of the above consideration, it is understood and agreed that there will be no duplexes built on any of the above lots.

This is unimproved ( ) improved ( ) property, known as _____ (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 October, 1973

John S. Phipps

Martha M. Phipps
Martha M. Phipps

STATE OF TENNESSEE
Davidson County

BOOK 4756 PAGE 724

Personally appeared before me, SARAH S. JONES, a Notary Public in and for said County and State, the within named John S. Phipps and Martha M. Phipps

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, Davidson County, Tennessee, this 17th day of October 19 73

Commission expires May 23, 1977

Sarah S. Jones
Notary Public

U.S.A. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

JOHN S. PHIPPS AND WIFE,

TO

MARTHA M. PHIPPS

GEORGE GIANIKAS AND JOHN

C. BEASLEY

C 28349

IDENTIF. REFERENCE

Oct 18 11 31 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 18 73	CONV	10,000.00			
OCT 18 73	TAX		A*	26.00	
OCT 18 73	PBTFEE		A*	.50	
OCT 18 73	MTDEED		A*	4.00	* 30.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.