FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000

John C. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 73

Leo W. Williams
Notary Public

MY COMMISSION EXPIRES: Dec. Req
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE GIANIKAS, et al (NAME)	SAME (NAME)	102-16-
2016 Terrace Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26
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 241, on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Page 95, Register's Office for said County, described as follows: Beginning on the Northerly margin of Starlit Road at the corner of Lots Nos. 240 and 241; thence with the line between said two lots northwardly 290.2 feet to a point in the southwesterly line of Lot No. 238; thence with the line between said lots Nos. 238 and 241 northwestwardly 21.6 feet to a concrete monument; thence continuing with the line between said two lots westwardly 140 feet to a concrete monument; thence south 20° 26' West 297.3 feet to the northerly margin of said Starlit Road; thence with same eastwardly 160 feet to the beginning.

Being the same property conveyed to John D. Phipps and John S. Phipps by deed from H. G. Hill Realty Company as of record in Book "2544", Page "603", R. O. D. C., Tennessee.

Mrs. John D. Phipps, widow of John D. Phipps, joins in this conveyance, she and John S. Phipps being the sole heirs at law of John D. Phipps, deceased.

unimproved (X)
This is 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 hands this 17th day of October, 19 73

John S. Phipps and wife,
Mrs. John D. Phipps

Martha M. Phipps

STATE OF TENNESSEE
Davidson County

BOOK 4756 PAGE 726

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

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, Davidson County, Tennessee, this 17th day of October 1973

Commission expires May 23, 1977

Sarah S. Jones
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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,
Martha M. Phipps and
Mrs. John D. Phipps, widow

TO

George Glanikas and
John C. Beasley

C 28350

IDENTIF. REFERENCE

Oct 18 11 32 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 18 73	CONV	14,000.00			
OCT 18 73	S TAX		A*	36.40	
OCT 18 73	PR FEE		A*	.50	
OCT 18 73	W DEED		A*	4.00	* 40.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.