THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

BOOK 4919 PAGE 624

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-16-26	Mr/Mrs W. Eugene Pipkin	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-48625	608 Starlit Road	30402
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN-6 75	CONV	78,500.00			
JUN-6 75	S TAX		A*	204.10	
JUN-6 75	PR FEE		A*	.50	
JUN-6 75	W DEED		A*	4.00	* 208.60

GEORGE GIANIKAS and JOHN C. BEASLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. EUGENE PIPKIN AND WIFE, SHIRLEY D. PIPKIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 241 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96.

Said Lot No. 241 fronts 160 feet on the north margin of Starlit Road and extends back 290.2 feet on the east line and 297.3 feet on the west line, to a line in the rear which is a broken line on which it measures 161.6 feet.

Being the same property conveyed to George Gianikas and John C. Beasley by deed from John S. Phipps as of record in Book 4756, page 725.

This conveyance is made subject to restrictions of record in Book 2544, page 603.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1975 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 2nd day of June , 19 75

George Gianikas

John C. Beasley

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named George Gianikas and John C. Beasley

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, the 2nd day of June, 1975.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

W. Eugene Pipkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1975

MY COMMISSION EXPIRES 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GEORGE GIANIKAS ET AL

TO

W. EUGENE PIPKIN AND WIFE

D01560

IDENTIF. REFERENCE

JUN 6 11 05 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Return to: David Herbert, Atty.
14th Flr. 3rd Natl. Bk. Bldg.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public