BOOK 5010 PAGE 237

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry Zaharias (NAME:) | Same (NAME:) | Map 106, P. 129 |
| 1070 N. Washington (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 106, p. 81 |
| Cookeville, TN 38501 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* EIGHTY-SIX THOUSAND and NO/100 ($86,000.00) *DOLLARS*

the receipt of which is hereby acknowledged, and the assumption by Harry Zaharias (hereinafter "Grantee") of all debts and obligations of The Gondola Pizza House at 990 Murfreesboro Road, Nashville, Tennessee, the undersigned Lula Gianikas Blake (hereinafter "Grantor")

MAR 30 76 CONV 86,000.00
MAR 30 76 S'TAX B* 223.60
MAR 30 76 PR'FEE B* .50
MAR 30 76 W'DEED B* 6.00 * 230.10

has / does *have bargained and sold, and by these presents do transfer and convey unto* the said Grantee, his

*heirs and assigns, ~~a certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:~~

*all her right, title and interest, the same being an undivided one-half interest, in a certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

TRACT I: A tract or parcel of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, and being an unnumbered parcel as shown on the Plan of Millwood, Section 1, as of record in Book 4460, page 84, and described according to said Plan, as follows:

BEGINNING at a point in the southeasterly margin of Millwood Drive, the same being the northerly corner of the tract of land (Tract 1, as shown on said Plan) which was conveyed to Mid-West National Life Insurance Company of Tennessee, by deed of Millwood Development Company, of record in Book 4567, page 280, Register's Office for Davidson County, Tennessee; thence with said margin of Millwood Drive, in a generally northeasterly direction 80.00 feet to a concrete monument marking the beginning of a curve to the left; thence, along said curve in a generally northerly and northwesterly direction, 258.66 feet to a concrete monument marking the end of said curve; thence, leaving Millwood Drive, north 74° 00' E 70.00 feet to a concrete monument; thence, South 71° 49' 25" E, 239.29 feet to a point in the center line of Mill Creek; thence, with said center line of Mill Creek, south 32° 09' 51" W, 404.38 feet to a point, the easterly corner of the said tract of land which was conveyed to Mid-West National Life Insurance Company of Tennessee, by Deed of Millwood Development Company, as aforesaid; thence, with the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 86,000.00

Subscribed and sworn to before me, this the 30th day of March 19 76

Affiant

My commission expires: 7-31-78 (Affix Seal)

John S. Bryant
Notary Public

NOTARY PUBLIC LARGE

northeasterly boundary of said Mid-West National Life Insurance Company of Tennessee property, north 49° 00' W, 202.4 feet, to the point of beginning.

TRACT II: Land in Davidson County, Tennessee, described as follows:

COMMENCING at an iron pin located in the eastern right-of-way margin of Murfreesboro Road, said point also being the southeast corner of a tract of land belonging to Malcolm L. Barrett, et ux, and also as shown on Map 106 of Parcel No. 107; thence S. 49° 00' E. 146.05 feet to an iron pin, the point of beginning; from said beginning point; thence S 49° 00' E. 114.0 feet to an iron pin; thence N. 41° 00' E. 10.0 feet to an iron pin; thence S. 49° 00' E. 91.85 feet to a point in Mill Creek; thence N. 32° 09' 51" E. 185.20 feet to a point in said creek; thence N. 49° 00' W. 202.40 feet to an iron pin; thence S. 41° 00' W. 168.00 feet to an iron pin; thence with a curve to the left, with a radius of 25.0 feet, 39.27 feet to the point of beginning.

BEING the same property as that transferred to Harry Zaharias and Lula Gianikas Blake, as tenants in common, by installment deed from Mid-West National Life Insurance Company; said instrument being of record in Book 4950, page 395, Register's Office for Davidson County, Tennessee.

Together with all Grantor's right, title and interest in and to the fixtures, equipment and other personalty used in the operation of the Gondola Pizza House located on the above-described premises.

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

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

*And* Grantor *do*es *covenant with the said* Grantee ..... *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a lien securing Mid-West National Life Insurance Company retained in an installment deed now of record, 1976 property taxes to be paid by Grantee, and easements and restrictions of record.

*And* Grantor
does
~~he~~ *further covenant and bind* herself, her ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 30th *day of* March, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lula Gianikas Blake
LULA GIANIKAS BLAKE

NASHVILLE, TENNESSEE 37238
FIRST AMERICAN CENTER
BASS, BERRY & SIMS, ATTORNEYS

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* John S. Bryant, *a Notary Public in and for said County and State, the within named* LULA GIANIKAS BLAKE

*the bargainor*, *with whom I am personally acquainted, and who acknowledged that* SHE *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 30th *day of* March, *19* 76.

John S. Bryant
*Notary Public.*

*Commission Expires* 7-31-78

JOHN S. BRYANT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*STATE OF*
*COUNTY OF*

*Personally appeared before me,* , *a Notary Public in and for said County and State, the within named*

*the bargainor*, *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* *day of*, *19*.

*Notary Public.*

*Commission Expires*

IDENTIF. REFERENCE
FILED 30 3 32 PM '76
REGISTER DAVIDSON COUNTY, TENN.

D 4 2 3 7 2

*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*