This Form furnished by Attorneys Title Company, Inc.

BOOK 5134 PAGE 987

Form No. WD-2

FROM

TED C. MOONEY AND

GEORGE GIANIKAS

TO

GEORGE THYRONE GAINES AND WIFE,

CHARLOTTE S. GAINES

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Thyrone Gaines (NAME)	First and Mid-South Mortgage (NAME)	Map 93-13
1319 Hawkins Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 346
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

FEE REFERENCE

APR 12 8 30 AM '77

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,900.00 George T. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 77.

Notary Public

MY COMMISSION EXPIRES: 1-31-79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of -------Ten Dollars and No/100----------

----------($10.00)----------DOLLARS

cash in hand paid by George Thyrone Gaines and wife, Charlotte S. Gaines, and other good and valuable considerations, receipt of which is hereby acknowledged.

TED C. MOONEY AND GEORGE GIANIKAS,
GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said
GEORGE THYRONE GAINES AND WIFE, CHARLOTTE S. GAINES, GRANTEES
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson COunty, Tennessee being Lot No. 1 on the Plan of Edgehill Estates, Section Fifteen, of record in Plan Book 4350, page 94, Register's Office for said County.

Beginning on the southerly margin of Hawkins Street at the corner of part of Lot No. 78 of the Sigler Plan; thence south 9 deg. 19' west 205 feet to an alley; thence with the same North 82 deg. 08' west 134.62 feet to the beginning of a curve; thence around said curve northwesterly 23.94 feet to the easterly margin of 14th Avenue South; thence with the same north 19 deg. 19' east 165.24 feet the the beginning of a curve; thence around said curve northeasterly 38.64 feet to the southerly margin of Hawkins street; thence with the same south 82 deg. 08' east 125.62 feet to the beginning.

Being the same property convyed to Ted C. Mooney and George Gianikas, by deed from The Nashville Housing Authority, of record in Book 5030, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4220, page 723, Said Register's Office, and the Plan of record in Book 4350, page 94, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Hawkins street.

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This is { unimproved ( ) / improved (X) } property, known as 1319 Hawkins Street, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except as of record.

And we, Grantors 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.

Witness our hands this 11th day of April, 1977

Ted C Mooney
(TED C. MOONEY)

George Gianikas
(GEORGE GIANIKAS)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted C. Mooney and George Gianikas

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 Tennessee, this 11th day of April, 19 77

CLIFF HOLLAND NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

APR 12 CONV 29,900.00
APR 12 S TAX B* 77.74
APR 12 PRTFEE B* .50
APR 12 WDEED B* 4.00 * 82.24

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 .