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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
VERNON DALE CRISWELL	Same as new owner	Map 72-2
(NAME)	(NAME)	Parcel 46 M·P
3607 Baxter Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 72-2 Parcel 47
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid by VERNON DALE CRISWELL, the receipt of which is hereby acknowledged, and for other good and valuable consideration.

JUN20	CONV	*5,000.00			
JUN20	STAX		B*	13.00	
JUN20	PRFEE		B*	.50	
JUN20	WDEED		B*	6.00	* 19.50

We, GEORGE GIANIKAS, and wife, MARY ELLEN GIANIKAS

have bargained and sold, and by these presents do transfer and convey unto the said

VERNON DALE CRISWELL and wife, CHARLENE CRISWELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and made a part hereof.

E1102

IDENTIF. REFERENCE T

JUN 20 4 05 PM '77

FEE REGISTER DAVIDSON CO., TENN.

unimproved (X)
This is improved ( ) property, known as 6685 Clearbrook Drive
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands, this 16th day of June, 19 77.

George Gianikas
GEORGE GIANIKAS

Mary Ellen Gianikas
MARY ELLEN GIANIKAS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GEORGE GIANIKAS, and wife, MARY ELLEN GIANIKAS

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 16th day of June, 19 77.

My commission expires July 27, 1977 Notary Public Sandra L. Dela

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Vernon Dale Criswell

Sworn to and subscribed before me
this 16th day of June, 19 77.

My commission expires July 27, 1977 Notary Public Sandra L. Dela

This instrument was prepared by:

Briley, Richards & Wrenne, Attys. P. O. Box 2645 Nashville, Tennessee

Name Address

G-248583

WARRANTY DEED

FROM

GEORGE GIANIKAS et ux

TO

VERNON DALE CRISWELL

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.

EXHIBIT "A"

TRACT NO. I:

Being Lot No. 15 of Block "A" on the Revised Map of Richardson's Subdivision of part of Lot No. 3 of the Martin Land, not of record, described according to a survey made by Ewell Anderson, Surveyor, May 1945, as follows:

Beginning at a point on the southerly margin of Richardson Avenue, 185 feet 1 inch east of the easterly margin of Cooney Street, extended, said point being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, southwardly 165 feet; thence eastwardly 60 feet 3 inches to the corner of Lots Nos. 14 and 15; thence with the line between said two lots; northwardly 165 feet to the southerly margin of said Avenue; thence with said Avenue westwardly 60 feet 3 inches to the beginning.

Being the same property conveyed to George Gianikas by deed from Zack R. Cheek and wife, Emelyn T. Cheek of record in Book 2488, page 552, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "A" on the unrecorded Map of the Richardson Tract, being a subdivision of the east part of Lot No. 3 on the Plan of the Martin Lands, as of record in Minute Book "W", page 90, County Court for said County, and described according to a copy of a survey thereof made in May 1945, by Ewell Anderson, Surveyor, as follows:

Beginning at a point in the south margin of Richardson Avenue, which is 124 feet 10 inches east of the terminus of said Avenue, opposite the L. & N. Railroad right-of-way, at the corner of Lots Nos. 16 and 17; thence southerly at right angles to Richardson Avenue, 165 feet to a point in the northwest corner of Lot No. 85 on the Plan of Maynor Place Subdivision, as of record in Book 843, page 24, Register's Office for said County; thence along the north line of said Lot No. 85 of said Maynor Place Subdivision, easterly 60 feet 3 inches to a point at the corner of Lots Nos. 15 and 16 of said Richardson Subdivision; thence with the line between said lots, northerly 165 feet to the south margin of Richardson Avenue; thence with the margin of the same, westerly 60 feet 3 inches to the beginning.

Being the same property conveyed to George Gianikas and wife, Mary Ellen Gianikas by deed from T. Herschel Hudgins and wife, Mildred Hudgins, and Zack R. Cheek and wife, Emelyn T. Cheek of record in Book 2604, page 435, Register's Office for Davidson County, Tennessee.