BOOK 5329 PAGE 873

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 75

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOE P. BINKLEY, ATTORNEY, 1601 PARKWAY TOWERS, NASHVILLE, TENN.37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gardner	Same	Map 81-6
6th Floor (NAME)	(NAME)	
Metropolitan Courthouse		Parcel 457
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37201		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~ $8,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Gianikas and wife, Mary Ellen Gianikas (1/2 interest) and Eva R. Garfinkle (widow) (1/2 interest)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Gardner

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:

DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Eighth, formerly the Thirteenth, Civil District of Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 6, 7, and 8 on the Plan of the Subdivision of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville, and more particularly described in a survey by John M. Sullivan, dated August 28, 1952, same being described as Tract "A". Said parts of Lots Nos. 6, 7, and 8 front together 150.42 feet on the northerly side of Buchanan Street, said Lot runs back 157-1/2 feet, more or less, on the westerly line to an alley; thence in an easterly direction 48.33 feet to a point; thence south 3 degrees 30 minutes west 50 feet to a point; thence south 87 degrees, 46 minutes east 102.2 feet to a point; thence in a southerly direction 100 feet to the intersection of Buchanan Street and Twenty-Third Avenue North.

Being the same property described in the instrument of record in Book 4315, page 248, Register's Office, Davidson County, Tennessee. Also being the same property described in Book 4382, Page 634, R.O.D.C. Tennessee.

This is unimproved ( ) improved ( ) property, known as 2300 Buchanan Street, Nashville, Tennessee
(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 25th day of August, 19 75

George Gianikas

Mary Ellen Gianikas

Eva R. Garfinkle

BOOK 5329 PAGE 874

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Delores (illegible), a Notary Public in and for said County and State, the within named George Gianikas and wife, Mary Ellen Gianikas and Eva R. Garfinkle (widow)

the bargainor, S with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 1978

Commission expires 2-19-81

Delores (illegible)
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
Eva R. Garfinkle, George Gianikas and wife Mary Ellen Gianikas

TO
Andrew Gardner

2302 Burlewood Ct.
Hendersonville, Tenn.

E 85029

IDENTIF. REFERENCE

AUG 25 2 08 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 25 78	CONV	*8,000.00		
AUG 25 78	S'TAX		B* 20.80	
AUG 25 78	PR'FEE		B* .50	
AUG 25 78	W'DEED		B* 4.00	* 25.30