PREPARED BY:
CHAMBERS JOHNSON BROOKS & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 5434 PAGE 732

2309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Beasley, Jr. et ux.	New Owner	Map 117-1-D
(NAME)	(NAME)	
624 Linden Square		Parcel 173
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $125,000.00 ****

Subscribed and sworn to before me, this the 7th day of May, 19 79

Affiant

My commission expires:

(Affix Seal) Notary Public

65/11 339-0 CHECK

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 7th day of May, 1979, by and between GEORGE GIANIKAS, the Grantor, and WILLIAM BEASLEY, JR. AND WIFE, BEDELIA C. BEASLEY, their heirs and assigns, the Grantees,

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($125,000.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTOR has bargained and sold and does hereby bargain, sell, convey, and confirm unto GRANTEES, their heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being a part of the Condominium Site Plan of Lot No. 6, Linden Square, as of record in Book 5210, page 115, Register's Office for Davidson County, Tennessee, the part hereby described being:

UNIT No. 624 on said Plan, as established in the Master Deed of record in Book 5386, page 225, Register's Office for Davidson County, Tennessee, establishing a Horizontal Property Regime with respect to Linden Square Condominium.

BEING a part of the same property conveyed to George Gianikas by deed from William Beasley, Jr. and wife, Bedelia C. Beasley, and Albert J. Fox, Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 624 as shown on the Plan of record in Book 5210, page 115, Register's Office for Davidson County, Tennessee.

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed, and By-Laws, and the Rules and Regulations, if any, all of which Grantees assume and agree to observe and perform, including but not limited to the payment of assessments which may be levied against such unit.

TO HAVE AND TO HOLD the aforesaid property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR does hereby covenant with Grantees that he is lawfully seized in fee of the aforedescribed property; that he has a good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed of record in Book 5386, page 225, By-Laws of record in Book 5386, page 253, and the Plan of record in Book 5210, page 115, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

2. Any and all easements in favor of other unit owners.

3. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed and By-Laws, over, through, or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

4. Real estate taxes for the current year, which have been prorated and assumed by Grantees.

5. The said Master Deed and By-Laws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, MARY ELLEN GIANIKAS, hereby join in this conveyance for the express purpose of waiving and releasing any dower, homestead, or like interests I may have in the above described property.

WITNESS our hands this 7th day of May, 1979.

George Gianikas
GEORGE GIANIKAS

Mary Ellen Gianikas
MARY ELLEN GIANIKAS

IDENTIF. REFERENCE

MAY 11 4 01 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 2 8 9 7 9.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, GEORGE GIANIKAS and MARY ELLEN GIANIKAS, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 7th day of May, 1979.

Elaine P. Kinsey
NOTARY PUBLIC

ELAINE P. KINSEY · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

My Commission Expires:
January 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF May 1979.

Deputy Register

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

125000.00- CO
325.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 329.50-
2308A05/11/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 28979

IDENTIF. REFERENCE

MAY 11 4 01 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683464