BOOK 6033 PAGE 339

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 83

Notary Public

MY COMMISSION EXPIRES: 10/15/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn.37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gianikas, et al (NAME)	Same (NAME)	
309 White Bridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-11
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	201

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROSE BREYER MARTIN, TERRY B. MARTIN and AMY J. MARTIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Gianikas and Timothy Gianikas,

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:

BEING Lot No. 4 and the southerly part of Lot No. 3, and the northerly part of Lot No. 5 onthe Plan of Tyler Clahoun's Subdivision of Lot No. 5 of Waddeys Subdivision of the Baxter Lands, as of record in Book No. 332, page 103, of the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 220 Avenue South, 15.3 feet northerly from the south west corner of said Lot No. 3; thence southerly with the easterly margin of said Avenue, 100 feet to a point 34.7 feet, southerly from the northwest corner of said Lot No. 5, thence easterly 222 feet, more or less, to a point on the westerly margin of an alley or unnamed street; 35.5 feet southerly from the northeast corner of said Lot No. 5; thence with the westerly margin of said street or alley northerly 100 feet to a point 14.5 feet northerly from the southeast corner of said Lot No. 3; thence westerly 224 feet, more or less, to the beginning.

BEING the same property conveyed to Rose Breyer Martin under will of record in Book 66, Page 33, Probate Court of Davidson County, Tennessee, the said Rose Breyer Martin having conveyed a partial interest in said property by instruments of record in Book 5986, Page 73, and Book 5987, Page 373, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1922 Convent Place, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (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 1st day of April, 19 83

X Rose Breyer Martin X Terry B Martin X Amy J Martin

ROSE BREYER MARTIN TERRY B. MARTIN AMY J. MARTIN

BOOK 6033 PAGE 340

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROSE BREYER MARTIN, TERRY B. MARTIN and AMY J. MARTIN,

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 1st day of April, 1983

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the _____ with whom I am personally acquainted and who 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

TO

H 40463

T.
IDENTIF. REFERENCE

APR 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

04/06 409...

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6033 PAGE 341

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00-	CO
			403.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 409.50-
			6505A04/06/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 6 3

IDENTIF. REFERENCE

APR 6 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940293