This Instrument Was Prepared By

Phillip Hawkins aka

Of The Law Office of Stahlman Eubanks Hawkins & Saindon

Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
John Gianikas (NAME)	Same (NAME)	
3094 Lk. Te. Bridgett Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107-13-134
Nashville Tenn 37217 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	20455960

WARRANTY DEED

BOOK 6397 PAGE 84

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

cash in hand paid, the receipt of which is hereby acknowledged .

We, Earl C. Shacklett, Jr., and wife, Patricia Ann Shacklett,

have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Shacklett and John Gianikas

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

Being a tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Southern Consultants, Inc., June 20, 1979, and described as follows:

BEGINNING at a point in the southerly margin of Thompson Place, said point being the northeast corner of the Terrace Hills Apartments, lying in the West margin of a 25' x 240' easement for a private road lying on the property described herein as of record in Book 3035, Page 55, and being the northwest corner of the property herein described; thence with said Thompson Place, North 82 degrees 24 minutes 53 seconds East through an iron pin in the East margin of the aforementioned easement at 25 feet a total distance of 194.63 feet to a point in the northwest corner of the Crestview Apartments; thence leaving Thompson Place, with Crestview Apartments' West line South 8 degrees 45 minutes 37 seconds East 174.79 feet to a point in a corner with Terrace Hills Apartments; thence leaving said Crestview Apartments with the line of Terrace Hills Apartments, South 81 degrees 31 minutes 03 seconds West passing through an iron pin in the East margin of the aforementioned private road easement at 170.00 feet a total distance of 195.00 feet to a point in the West margin of the said easement; thence with the West margin of said easement and the East line of Terrace Hills Apartments, North 8 degrees 38 minutes 37seconds West 177.87 feet to the point of beginning, containing (34,341 sq.ft.) 0.79 acres, more or less.

Being the same property conveyed to Earl C. Shacklett, Jr., by deed from Roger Smith, unmarried and Dessa Smith, unmarried, as of record in Book 6023, page 683, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (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 4 day of October, 19 84.

Earl C. Shacklett Jr.

Patricia Ann Shacklett

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip Saindon, a Notary Public in and for said County and State, the within named Earl C. Shacklett and wife, Patricia Ann Shacklett

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 4th day of October, 1984.

My commission expires Nov. 1, 1987 Notary Public Phillip Saindon

NOTARY PUBLIC DAVIDSON COUNTY

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ 93,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Phillip Saindon

Sworn to and subscribed before me this 5th day of Oct., 1984.

My commission expires _____ Notary Public W. W. Williams
Dep. Reg.

This instrument was prepared by:
Phillip Saindon, Attorney, 301 Stahlman Building, Nashville, Tennessee.
Name Address

154564

IDENTIFICATION REFERENCE

DEC 5 8 52 AM '84

REGISTER OF DEEDS DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM Earl C. Shacklett, Jr and wife, Patricia Ann Shacklett TO Charles R. Shacklett and John Gianikas

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

PEDIGO & SAINDON

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6397 PAGE 86

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

83000.00- CAMT.
215.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 222.30-
6284A10/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 5 6 4 I

IDENTIF. REFERENCE

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Oct 5 8 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0074636