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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

**ADDRESS NEW OWNER:**
Gianikas General Contrs.
309 White Bridge Road
Nashville, TN. 37209

**MORTGAGEE:**
None

BOOK 7120 PAGE 721

**MAP-PARCEL NUMBERS:**
104-11-47 24W 05905
104-11-45 24W 05915
104-11-44 24W 05920

**WARRANTY DEED**

RE-RECORD: BOOK 7128 PAGE 741

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Julie B. Martin, Terry B. Martin, Amy J. Martin and Rich B. Martin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Gianikas, Timothy Gianikas and Georganne Goodwin

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being three tracts of land and being described as follows:

TRACT I: Being Lots Nos. 34 and 35 on the Plan of the subdivision of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office for said County.

SAID Lots Nos. 34 and 35 front 50 feet each on the northerly side of Acklen, formerly Burch, Avenue and extend back between parallel lines 162 feet to an alley.

BEING the same property conveyed to Rose B. Martin by deed from Commerce Union Bank, Trustee and Executor under the will of Lera Stevens, deceased, of record in Book 4565, page 886, said Register's Office.

TRACT II: Being Lot No. 37 on the Map of the Subdivision of the Burch Homestead Tract, of record in Book 57, page 149, Register's Office for said County.

SAID Lot No. 37 fronts 50 feet on the north side of Acklen Avenue and runs back between parallel lines 162 feet to an alley.

BEING the same property conveyed to Rose B. Martin by deed from Maggie E. Walker, unmarried, of record in Book 4845, page 458, said Register's Office

TRACT III: Being part of Lot No. 38 in the subdivision of the Burch Homestead, formerly in the Seventh Civil District, a plan of which is of record in Book 57, page 149, of the Register's Office for said county, but said property is now in the 24th Ward of the City of Nashville, and fronts 50 feet on the north side of Acklen Avenue and extends back northwardly between parallel lines 151 feet to an alley.

BEING the same property conveyed to Rose B. Martin by deed from Nancy Joy F. Crecraft, Trustee for Leslie Ann C. Anderson, with full power to sell, mortgage, transfer or otherwise convey without the joinder of any beneficiaries, of record in Book 4968, page 294, said Register's Office.**

This is (xx)improved property, known as 2118, 2122 and 2124 Acklen Avenue, Nashville, TN. 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of January, 19 87.

Julie B. Martin
BY: Rich B. Martin, Attorney in Fact

Amy J. Martin
BY: Rich B. Martin, Attorney in Fact

Terry B. Martin

Rich B. Martin

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 26th day of January, 19 87, before me personally appeared Rich B. Martin and Terry B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

RE-RECORD

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7128 PAGE 742 BOOK 7120 PAGE 722

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

RE-RECORD 90384

IDENTIFICATION REFERENCE

FEB 5 11 14 AM 87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: _____

JAN 29 11 44 AM 87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

8821-9

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 429,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 1987.

Notary Public

My Commission Expires: Nov 1, 1987

*

\S TO ALL THREE TRACTS:
ose B Martin is now deceased. The Last Will and Testament and Codicil of Rose B. Martin which s of record in Will Book 155, page 253, Probate Clerk's Office for Davidson County, Tennessee, levises subject property to Julie B. Martin, Terry B. Martin, Amy J. Martin and Rich B. Martin, certified copy of said will is being recorded simultaneously herewith.

HIS instrument is being executed on behalf of Julie B. Martin and Amy J. Martin by Rich B. Martin nd their Attorney in Fact pursuant to Powers of Attorney which are being recorded prior to this nstrument.

ATE OF TENNESSEE
OUNTY OF DAVIDSON

rsonally appeared before me, the undersigned, a Notary Public in and for said County and State, ie within named Rich B. Martin, with whom I am personally acquainted (or proved to me on the asis of satisfactory evidence) and who acknowledged that he executed the within instrument on ehalf of Julie B.Martin and Amy J. Martin as their Attorney in Fact, as the free act and deed . Julie B. Martin and Amy J. Martin.

tness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1987.

Notary Public

Commission expires:
Nov 1, 1987

WARRANTY DEED

from:
Julie B. Martin, et al

to:
ohn Gianikas, Timothy Gianikas
Georganne Goodwin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26128