box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Dallas C. Fox
105 Bess Court North
Antioch, TN 37013

MORTGAGEE:
CTX Mortgage Company

P.O. Box 19000
Dallas, TX 75219-9000

MAP-PARCEL NUMBERS:
162-06
355
05DU55509

**WARRANTY DEED**

BOOK 7975 PAGE 786

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,

George Gianikas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dallas C. Fox and wife, Melba J. Fox

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 Lot No. 39 on the plan of Bess Estates Section I, of record in Book 4460, page 154, Register's Office for said County.

SAID Lot No. 39 fronts 46.39 feet on the westerly margin of Bess Court North and extneds back 93.69 feet on the northerly line and 109.76 feet on the southerly line to a broken line in the rear, measuring 149.49 feet thereon.

BEING the same property conveyed to Geroge Gianikas by deed from Joseph T. Buchanan, III and wife, Paula Bauchanan of record in Book 7949, page 350, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4679, page 64, said Register's Office, and to the matters set forth in the above referenced plan of record.

79123

IDENTIF. REFERENCE

May 3 10 36 AM '89

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0940 11/03 0101 03CHECK 256.15

This is (an) unimproved property, known as 105 Bess Court North, Antioch, TN 37013.

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 27th day of October, 1989.

George Gianikas

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

On this 27th day of October, 1989, before me personally appeared George Gianikas, 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 his free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

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___.

My Commission Expires: _____

_____
Notary Public

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

The actual consideration or value, whichever is greater, for this transfer is $ 75,500.00.

Dallas C. Fox
Affiant

Subscribed and sworn to before me, this the 27th day of October, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

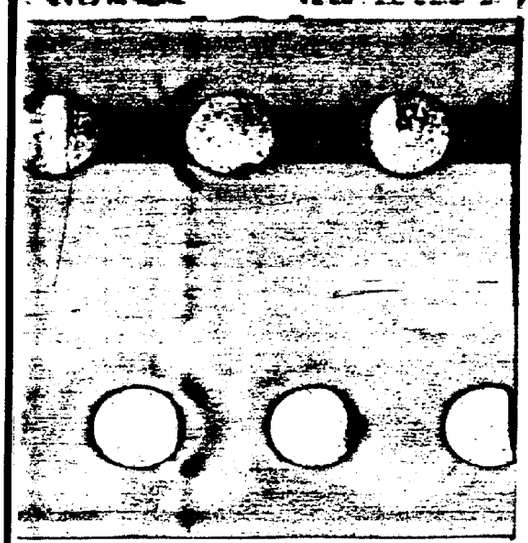
CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

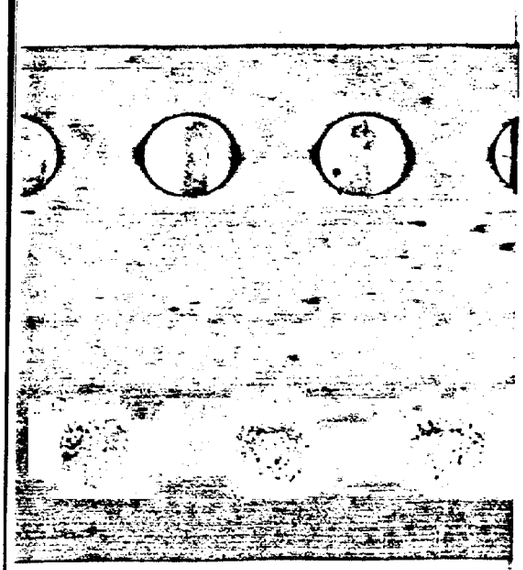
**WARRANTY DEED**

from:
George Gianikas

to:
Dallas C. Fox and wife, Melba J. Fox

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 788

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 75500.00
CON TX 249.15
PRFEE 1.00
WDEED 6.00
TOTAL 256.15
CHECK 256.15

11/03/89 01 10:36 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79123

IDENTIF. REFERENCE

Nov 3 10 36 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263828