BOOK 8211 PAGE 506

CONDOMINIUM UNIT DEED

FROM: GEORGE GIANIKAS

TO: JOHN GIANIKAS, TRUSTEE

AND

FROM: JOHN GIANIKAS, TRUSTEE

TO: GEORGE GIANIKAS AND WIFE,
MARY ELLEN GIANIKAS

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
P. O. Box 2866
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George and Mary Ellen Gianikas (NAME)	SAME (NAME)	117-1-D 175
Linden Square - 609 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (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 $10.00.

Affiant

Subscribed and sworn to before me this the _____ day of October, 1990.

My commission expires: _____ (Affix seal) Nottary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS (and no other monetary consideration) and for the express purpose of creating a tenancy by the entirety in GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS, I, GEORGE GIANIKAS, by these presents do hereby quitclaim and release unto JOHN GIANIKAS, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being a part of the Condominium Site Plan of Lot No. 4, Linden Square, as of record in Book 5210, Page 114, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 609 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 5433, Page 220, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

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. 609 as shown on the Plan of record in Book 5210, Page 114, 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 said unit.

This is improved property known as Unit No. 609, Linden Square, Nashville, Tennessee 37215.

Said property is conveyed subject to:

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 114, 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 GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS.

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.

And now I, the said JOHN GIANIKAS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, easements and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this the 4th day of October. 1990.

GEORGE GIANIKAS

JOHN GIANIKAS, TRUSTEE

MARY ELLEN GIANIKAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of October, 1990.

Barbara R. Dinello
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 10, 1991.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, JOHN GIANIKAS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5 day of October, 1990.

Barbara R. Dinello
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 10, 1991.

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IDENTIF. TREFERENCE

Oct 5 10 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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