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This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 8277 PAGE 91

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
George Gianikas 309 White Bridge Road Nashville, TN 37209	Owner	104-13-0 F 108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $241,658.00.

George Gianikas
Affiant

Subscribed and sworn to before me this 15th day of January, 1991.

Notary Public

My Commission Expires: 10-5-93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EDWARD J. MC VOY, SR. AND WIFE HELEN H. MC VOY have bargained and sold, and by these presents do hereby transfer and convey unto GEORGE GIANIKAS, his heirs and assigns, all their right, title and interest in certain real property described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108, Phase 1-A, Brighton Close, of record as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7522, page 108, as amended in Book 7557, page 621, and as further amended by the Plan of A Planned Unit Development, Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, of record in Book 6900, page 869, Register's Office, Davidson County, Tennessee.

There has been no change made in the legal description which was copies from the previous deed verbatim.

Being the same property conveyed to Edward J. McVoy, Sr., and wife Helen H. McVoy, by Warranty Deed from G & W Partners, a Tennessee general partnership, of record in Book 7860, page 282, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1991 and subsequent years.

2. Restrictive covenants and other matters contained in instrument of record in Book 7522, page 108, as amended in Book 7557, page 621, and in Book 7807, page 500, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate,

title and interest thereto belonging to GEORGE GIANIKAS, his heirs and representatives forever.

BOOK 8277 PAGE 92

AND EDWARD J. MC VOY, SR. AND WIFE HELEN H. MC VOY covenant with the said GEORGE GIANIKAS that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND EDWARD J. MC VOY, SR. AND WIFE HELEN H. MC VOY do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real property to the said GEORGE GIANIKAS, his heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of January, 1991.

Edward J. McVoy Sr
EDWARD J. MC VOY, SR.

Helen H. McVoy
HELEN H. MC VOY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD J. MC VOY, SR. AND WIFE HELEN H. MC VOY, 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 purpose therein contained.

WITNESS my hand this 15th day of January, 1991.

M. L. Huckerbee
Notary Public

My Commission Expires: 10-5-93

86702

IDENTIF. REFERENCE

JAN 16 3 54 PM '91

DAVIDSON COUNTY, TN.

8273 01/16 0101 03CHECK 804.61

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 93

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

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

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 241658.00
				CON TX 797.61
				PRFEE 1.00
				WDEED 6.00
				TOTAL 804.61
				CHECK 804.61

01/16/91 01 15:53 0001 6173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86702

IDENTIF. REFERENCE

JAN 16 3 54 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 390030