This Instrument Prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counselor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 8871 PAGE 886

Name and Address of Owners:
Roy C. Flowers
211 Printers Alley
Nashville, Tennessee 37201

Person Responsible for Payment of Taxes:
same

Map & Parcel No.:
104-8-416 & 418

6396 02/24 0101 01CASH 13.37

# Warranty Deed

**This Instrument**, entered into this 23rd day of February, 1993, by and between **George Gianikas**, hereinafter referred to as First Party, and **Roy C. Flowers**, hereinafter referred to as Second Party,

**Witnesseth:**

**That**, for and in consideration of the sum of Ten and no/100ths ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged by the First Party, the First Party has this day bargained and sold, and does hereby transfer and convey to the Second Party the following described tract of land situated in Davidson County, Tennessee, and being particularly described on Exhibit "A" hereto.

Being the land quitclaimed to George Gianikas by quitclaim deed from Cason A. Dickinson, *et al.* of record in Book 8679, page 423, Register's Office for Davidson County, Tennessee.

This is unimproved real property.

**To have and to hold** said property, with all of the hereditaments and appurtenances thereunto appertaining, to the Second Party, his heirs and assigns, forever.

The First Party covenants with the Second Party that he is lawfully seized and possessed of said real property, and that the First Party has a good and lawful right to convey the same, and that said property is unencumbered.

The First Party further covenants to forever warrant and defend the title to said property to the Second Party against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the First Party has hereunto set his hand and seal the day and year first above written.

George Gianikas {L.S.}
GEORGE GIANIKAS

94834

IDENTIFICATION REFERENCE

FEB 24 8 16 AM '93

CECIL Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PICK-UP

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **George Gianikas,** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 23rd day of February, A.D. 1993.

My commission expires:
May 22, 1993

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 100.00.

Affiant

Sworn to and subscribed before me this
23rd day of February, 1993.

Notary Public

My Commission expires: May 22, 1993

BOOK 8871 PAGE 888

EXHIBIT "A"

LEGAL DESCRIPTION BOOK 8679 PAGE 425

BEGINNING at a point in the centerline of Blakemore Avenue, said point being referenced from an iron pin at the intersection of the northerly right-of-way of Blakemore Avenue with the westerly right-of-way of 19th Avenue South by the following courses:

BEGINNING at the aforementioned iron pin; thence North 84 degrees 03 minutes 28 seconds West, 25.0 feet to the point in the centerline of Blakemore Avenue, the beginning point of the property described herein; thence from said point of beginning, South 05 degrees 56 minutes 32 seconds West, 25.0 feet to a point in the southerly right-of-way of Blakemore Avenue; thence North 84 degrees 03 minutes 28 seconds West, 393 feet, more or less, to a point; thence, Northwesterly 33 feet, more or less, to a point; thence North 05 degrees 56 minutes 32 seconds East, 4 feet, more or less, to a point in the centerline of Blakemore Avenue; thence with the centerline of Blakemore Avenue, South 84 degrees 03 minutes 28 seconds East, 418 feet, more or less, to the point of beginning.

BEING the southerly one-half of the right-of-way of Blakemore Avenue as shown on the Preliminary Plan of the Blakemore Associates Planned Unit Development as prepared by Manuel Zeitlin and Associates, dated June 23, 1988, also being the same property conveyed to Cason A. Dickinson by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, by a deed of record in Book 8094, Page 108, Register's Office for Davidson County, Tennessee, and also being the same property in which Cason A. Dickinson conveyed an undivided one-half (1/2) interest to John A. Spann, III, by a deed of record in Book 8156, Page 368, Register's Office for Davidson County, Tennessee.

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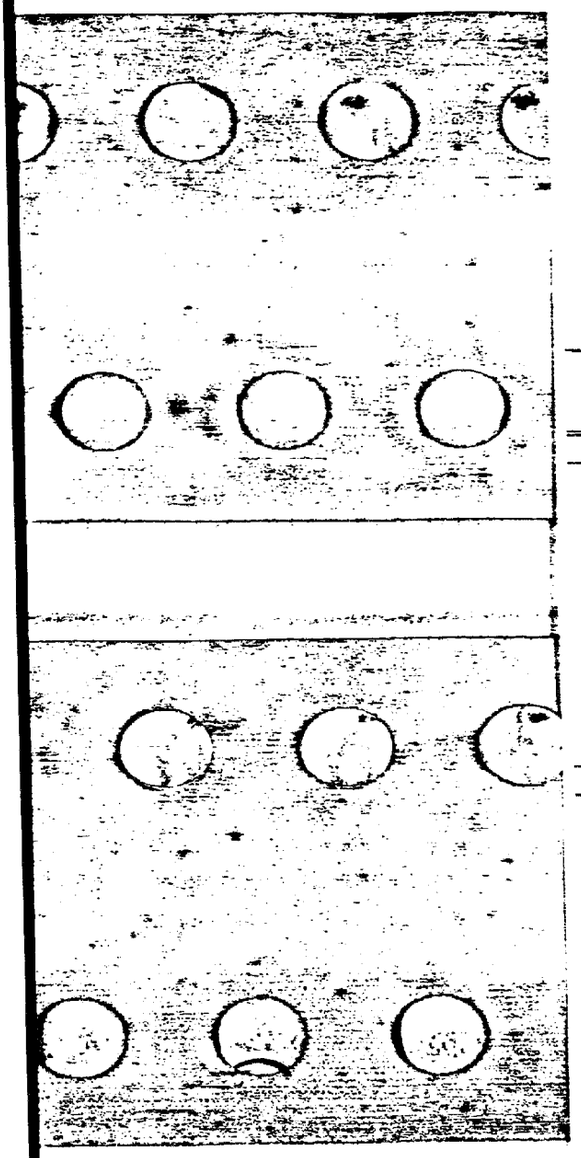
IDENTIF. REFERENCE

JUL 20 12 33 PM '92

OFF REC

425

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 8871 PAGE 889

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

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

| | |
|---|---|
| CAMT | 100.00 |
| CON TX | 0.37 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 13.37 |
| CASH | 13.37 |

02/24/93 01 08:15 0001 6396

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

9 4 8 3 4

IDENTIFI REFERENCE

FEB 24 8 16 AM '93

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 624005