STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10649 PG 110

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Michael T. Gerakios
AFFIANT

Sworn and subscribed before me this 15th day of October, 1997.

Rea Powell
NOTARY PUBLIC

My Commission Expires: 5/28/2000

WARRANTY DEED

****

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, 603 Woodland Street, Nashville, TN 37206

****

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Michael T. Gerakios 1610 McEwen Avenue Nashville, TN 37206	Michael T. Gerakios 1610 McEwen Avenue Nashville, TN 37206	83-6-341 23W-9405

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Annie B. Norton, hereinafter called the Grantor, with authority to bargain, transfer, sell and convey, without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto Michael T. Gerakios et ux, Tonya L. Gerakios, hereinafter called the Grantees, their 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 the easterly 50 feet of Lots Nos. 248, 247, and 246, and the easterly 50 feet of the northerly 20 feet of Lot No. 245 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said county, described as follows:*

BEGINNING *at the southwest corner of McEwen Avenue and Rudolph Street; thence with the southerly margin of McEwen Avenue, westwardly 50 feet; thence at right angles southwardly 110 feet; thence at right angles, eastwardly 50 feet to the westerly margin of Rudolph Street; thence with the westerly margin of said Street, northwardly 110 feet to the beginning.*

BEING *the same property conveyed to Annie B. Norton by Quitclaim Deed from Vicki Doreen Gerakios Donets, individually and Executrix and Co-Trustee of the Estate of Zaylor Ann Norton, deceased; Michael Thomas Gerakios, individually and Co-Trustee, and Maria Anne Gerakios Garner, residuary beneficiaries under the Will of Zaylor Ann Norton, deceased, of record in Book 10619, Page 182, Register's Office of Davidson County, Tennessee.*

This is improved property known as 1610 McEwen Avenue, Nashville, Tennessee, 37206.

BOOK 10649 PG 111

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 taxes are a lien but are not yet due and payable.
2. All restrictions of record in the Davidson County Register of Deeds Office.

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of October, 1997.

Annie B. Norton
ANNIE B. NORTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0969 10/17 0101 03CHECK 268.00

Personally appeared before me, Lisa Parnell, a Notary Public of said State and County, Annie B. Norton, with whom I am personally acquainted and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 1997.

Lisa Parnell
NOTARY PUBLIC

My Commission Expires:

5/28/2000

0360026
IDENTIF. ↑ REFERENCE

97 OCT 17 AM 9:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10649 PG 112

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

10/17/97 01 09:38 0001 0969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03600026
IDENTIFICATION REFERENCE
97 OCT 17 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1210261