0512939

BOOK 11206 PAGE 236 IDENTIF. ↑ REFERENCE

PICK-UP

Prepared by:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203
(615) 292-8300

98 NOV 16 PM 2:43

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Georganne Gianikas Goodwin 421 Thompson Lane Suite 37 Nashville, TN 37211.	Same	104-02-0 262.00

FOR AND IN CONSIDERATION of ten dollars ($10.00) and other valuable consideration, John Gianikas and Timothy Gianikas, by these presents do hereby quitclaim and convey unto Georganne Gianikas Goodwin, her successors and assigns, all of their right, title and interest in and to the tract of land described as follows:

Land in Nashville, Davidson County, Tennessee, described as follows:

Beginning with a point in the southerly margin of Burch Avenue being 53.0 feet east from the eastern margin of Thirtieth Avenue North also being the northwestern corner of Lot 12 in W.W. Crandall's Subdivision of Lot 39 in the Boyd Cockrill Spring Plan Track, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee; thence N 56 degrees 43' 02" E 145.0 feet to a point; thence S 32 degrees 59' 56" E 85.0 feet to a point; thence S 56 degrees 43' 02" W 25.0 feet to a point; thence N 32 degrees 59' 56" E 50.0 feet to the point; thence S 56 degrees 43' 02" W 120.0 feet to a point; then N 32 degrees 59' 56" W 135.0 feet to the point of beginning. Being Part of Lot 10, Lot 11 and Lot 12 of the aforesaid subdivision and containing 18,325 square feet, more or less.

Being the same property conveyed to John Gianikas, Timothy Gianikas and Georganne G. Goodwin from George Gianikas and wife, Mary Ellen Gianikas, by Quitclaim Deed, of record in Book 6497, page 271, said Register's Office.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hand this 21 day of Oct, 1998.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, John & Timothy Gianikas, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21 day of Oct, 1998.

Karen Hillebrand
Notary Public

My commission expires: 9/28/02

KAREN HILLEBRAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $57,268.00

Affiant

Subscribed and sworn to before me, this 21 day of Oct, 1998.

Karen Hillebrand
Notary Public

My commission expires: 9/28/02

KAREN HILLEBRAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

10-30-1998 04:18PM FROM RENTAL PROPERTY MGMT. TO 7260150 P.02

Check(s) are to be made payable to:
of Nashville And Davidson County,

Metropolitan Trustee
P.O Box 305012
Nashville TN 37230-5012

(Note: Check box to indicate change of address on reverse side of this form.)

IMPORTANT: RETURN THIS PORTION WITH YOUR PAYMENT

1995 REAL PROPERTY TAX STATEMENT

control number: 95 014-203-00
MAP/PAR 104-02-0 262.00
SA/FB 21W 02705
PROPERTY ADDRESS: 2905 BURCH AV
MTG.REF.: TS Z223001272

TOTAL TAXES: $9,846.00

GOODWIN, GEORGANNE G. ET AL

%DAVID GOODWIN, 421 THOMPSON LN APT 45
NASHVILLE, TN 37211

AMOUNT REMITTED: $

TO AVOID PENALTY AND INTEREST, TOTAL TAX MUST BE PAID BY: FEBRUARY 29, 1996

INFORMATION ONLY - DO NOT PAY

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7411 11/16 0101 03CHECK 2124.51

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 _____

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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	571218.00
CON TX	2113.51
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	2124.51
CHECK	2124.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 11-16-98001 7411

0512939
IDENTIF. # REFERENCE

98 NOV 16 PM 2:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372494