0640452

GENERAL REFERENCE

PICK-UP

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

99 SEP 28 PM 2:35

BOOK 11678 PAGE 818

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

John G. and Timothy Gianikas
2658 Hillsboro Dr.
312 Churchill Ct. 37205
Nash Tenn 37205

SEND TAX BILLS TO:

Same

MAP/PARCEL NO.

117-11-0 023.00

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

Land in Davidson County, Tennessee, being Lots Nos. 257 and 258, and the west 50 feet of Lots Nos. 238 and 239, on the map of Noel Subdivision of Watkins Grove, not of record, in the 7th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at the northeast intersection of Watkins Avenue, now called Graybar Lane, and Hillsboro Road; thence with the margin of Hillsboro Road, northerly 400 feet to a point, the corner of Lots Nos. 258 and 259; thence with the line between said lots and with the line of Lots Nos. 237 and 238, easterly 282.5 feet, more or less, to a point which is 150 feet west of the west margin of Boensch Street or Avenue; thence southerly parallel to the west margin of Boensch Street or Avenue, 400 feet to the north margin of Graybar Lane; thence with the margin of same, westerly 298 feet, more or less, to the beginning.

Being the same property conveyed to Elysabeth Enoch Lackey by Josephine B. Blackwood, a widow by deed of record in Book 1911, page 351, Register's Office for said County; and further being vested in the Grantors as tenants-in-common by a Decree entered on December 13, 1974, under Docket No. 73111 i the Circuit Court of Davidson County, Tennessee.

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 my hand this 17th day of September, 1998.

Georganne Goodwin

STATE OF TENNESSEE)

3374 09/28 0101 03CHECK 2786.33

COUNTY OF DAVIDSON)

Personally appeared before me, Pamela E. Stockard, a Notary Public in and for said County and State, Georganne Goodwin, 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 17th day of Sept., 1998.

Pamela E. Stockard
Notary Public

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 8.13.02

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $750,091.66.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 1998.

Pamela E. Stockard
Notary Public

My commission expires: 8-13-2002

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D:\WORD\WORD\2400.01\QUITCLAIM.DEED.WPD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11678 PAGE 819

RECEIVED OF _____ VOID

CFEE 2.00-

FOR _____

~~TOTAL 2.00-~~

~~CHECK 2.00-~~

09/28/99 01 14:39 0001 3375

~~3375 09/28 0101 03CHECK 2.00-~~

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CONT 2788.33

~~TOTAL 2788.33~~

~~CHECK 2788.33~~

09/28/99 01 14:39 0001 3374

0640452

IDEN NO. & REFERENCE

99 SEP 28 PM 2:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
750091.66
ERR CO
MAMT
750091.66-
CAMT
750091.66
CON TX 2775.33
PRFEE 1.00
WDEED 8.00
CFEE 2.00
VOID
WDEED ~~8.00~~ 2788.33
~~CFEE~~ 8.00
~~CFEE~~ 2.00

CONT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Total 2786.33

No. 1521289