0640453

IDENTIFICATION REFERENCE

PICK-UP

99 SEP 28 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

QUITCLAIM DEED

BOOK 11678 PAGE 820

ADDRESS NEW OWNER(S) AS FOLLOWS:

John G. and Timothy Gianikas
2038 Fairwith Dr.
Nashville Tenn. 37205
312 Churchill Ct. 37205
Nash Tenn. 37205

SEND TAX BILLS TO:

Same

MAP/PARCEL NO.

104-11-0 201.00

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:

A tract or parcel of land located in Nashville, Davidson County, Tennessee more particularly described according to a survey by A & A Engineers, Inc., dated May 1, 1985, bearing job number 2115-83 as follows:

Beginning at an iron pin located at the intersection of the easterly right-of-way margin of Convent place and the northerly right-of-way margin of Portland Avenue; thence with said easterly right-of-way margin of Convent Place North 02 deg. 30' 50" East 100.00 feet to an iron pin; thence South 86 deg. 36' 50" East 222.0 feet to a point in the westerly right-of-way margin of Calhoun Avenue, thence with said westerly right-of-way margin of Calhoun Avenue South 01 deg. 22' 05" West 100.0 feet to a point in the northerly right-of-way margin of Portland Avenue; thence with said northerly right-of-way margin of Portland Avenue North 86 deg. 37' 48" West 224.0 feet to the point of beginning, containing 0.52 acres, more or less.

Being the same property conveyed to John Gianikas, Timothy Gianikas and Georganne Gianikas Goodwin, as tenants in common for equal shares by deed from James H. Porter, an unmarried person, as Trustee, of record in Book 6571, page 851, Register's Office 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)

COUNTY OF DAVIDSON)

Personally appeared before me, Pamela E. Stockard, a Notary Public in and for said County and State, Georgane 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

NOTARY PUBLIC AT LARGE
PAMELA E. STOCKARD
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 $305,450.00

Affiant

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

Pamela E. Stockard
Notary Public

My commission expires: 8-13-2002

NOTARY PUBLIC AT LARGE
PAMELA E. STOCKARD
STATE OF TENNESSEE

D:\WORD\WORD\2400.01\QUITCLAIM.DEED2.WPD

98/09/28 0101 02CHECK 1141.18

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11678 PAGE 821

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

064053

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	305456.00
CON TX	1130.18
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	1141.18
CHECK	1141.18

09/28/99 01 14:41 0001 3376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521290