Davidson County DEEDWARR
Recvd: 10/01/02 14:59 2pgs
Fees:13.00 Taxes:536.50

20021001-0119235

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41240 File Box "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF SEPTEMBER, 2002.

Alan L Saturn
Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN GIANIKAS and TIM GIANIKAS 309 WHITE BRIDGE RD #3 NASHVILLE, TN 37209	**SAME**	**104-2-74**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, JOSEPH DAUGHERTY and ANDREW SHOOKHOFF** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN GIANIKAS and TIM GIANIKAS**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING the easterly part of Lot No. 115 on the Revised Map of West End Park, of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID part of Lot No. 115 fronts 63.2 feet on the northerly side of Acklen Park Drive, formerly Grand Avenue or 33rd Avenue, North, and runs back between lines, 141.1 fee4t on the easterly line and 158.5 feet more or less on the westerly line to the southerly side of an alley on which it measures 60 feet.

BEING the same property conveyed to Joseph Daugherty and Andrew Shookhoff by Warranty Deed from Larry Powell and wife, Carol Powell, of record in Book 7600, Page 164, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of either Grantor nor their spouses.

Unimproved ( )

This is improved (X) property, known as **206 Acklen Park Drive, Nashville, Tennessee 37203**
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, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 30TH DAY OF SEPTEMBER, 2002

Joseph Daugherty by Constance R. Daugherty - Attorney - in - Fact
JOSEPH DAUGHERTY

ANDREW SHOOKHOFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of September, 2002, before me personally appeared CONSTANCE R. DAUGHERTY, to me known to be the person who executed the foregoing instrument in behalf of JOSEPH DAUGHERTY, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said JOSEPH DAUGHERTY, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 2/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and state, the within named ANDREW SHOOKHOFF, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.