This Instrument Prepared By:

HIGGINS, HIMMELBERG & PILIPONIS, PLLC
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Davidson County DEEDQC
Recvd: 01/06/04 15:30 2pgs
Fees:12.00 Taxes:0.00
20040106-0002119

Address New Owner:
Timothy George Gianikas
John George Gianikas
208 Acklen Park Drive
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel #
104-2
75

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, GIANIKAS CONTRACTORS, INC., by these presents does hereby quitclaim and convey unto TIMOTHY GEORGE GIANIKAS AND JOHN GEORGE GIANIKAS, as joint tenants each with an undivided ½ interest, their successors and/or assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Lot No. 116 and the westerly part of Lot No. 115 on the revised plan of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for said County, and described according to a copy of a survey thereof made June 13, 1960, by Wm. Collier Parrish Associates, Civil Engineers, as follows: Beginning at a point in the northerly margin of Grand Avenue or 33rd Avenue North, at the intersection of the easterly line of the right of way of the Tennessee Central Railroad, the southwest corner of Lot No. 116; thence along the easterly margin of said Railroad right of way, northerly 175 feet to the southeast intersection of the same, and a 15 foot alley; thence along the southerly margin of said alley, easterly 82.3 feet; thence southerly 158.5 feet to the northerly margin of said Grand Avenue or 33rd Avenue North; thence with the margin of the same, westerly around a curve, 95.3 feet to the point of beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PROEPRTY:

Part of Lot 116 of Revised Westend Subdivision, as of record in Subdivision Book 421, page 82, Register's Office for Davidson County, and more particularly described as follows:

TRACT 1: Beginning at a point, said point being at the intersection of the north dedicated right of way of Acklen Park and the former east right of way line of the property of the Tennessee Central Railway Company; thence with the former east right of way line of Tenn. Central Railway Co., north 04 degrees 28 minutes east for 104.1 feet to the point of beginning; thence continuing with the former east right of way line of the Tenn. Central Railway Co., north 04 degrees 28 minutes east for 70.9 feet to a point; thence north 85 degrees 41 minutes east for 10 feet to a point in the proposed east right of way line of interstate highway route I-440; thence with the proposed east right of way line of interstate highway route I-440 south 12 degrees 14 minutes west for 72.7 feet back to the point of beginning.

TRACT 2: Beginning at a point said point being at the intersection of the north dedicated right of way line of Acklen Park and the former east right of way line of the property of the Tenn. Central Railway Co.; thence north 45 degrees 07 minutes east for 32.9 feet to a point; thence north 81 degrees 04 minutes east for 20 feet to a point; thence south 75 degrees 30 minutes east for 54.6 feet to a point in the north dedicated right of way line of Acklen Park; thence with the said north dedicated right of way line along a curve to the right having a radius of 208 feet for 95.3 feet back to the point of beginning.

Tracts 1 and 2 together contain 1,758 square feet and are part of the property conveyed by John H. Raby and wife, to George A. Whitus and wife, Frances H. Whitus of record in Book 3407, page 381, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Gianikas Contractors, Inc. by deed of record in Book * page *, Register's Office for Davidson County, Tennessee.

* INSTRUMENT # 20010102 0000169

This legal description is taken from the previous deed. There has been no independent examination of the public record.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal the 6th Day of January, 2001 @

Gianikas Contractors, Inc.

By: _____
John Gianikas, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John Gianikas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President the within named bargainor, a corporation, and that he as Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness by hand and seal, this 6th day of January, 2001 @

CAROL CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
NOTARY PUBLIC

My Commission Expires: _____