Box 1

BOOK 11614 PAGE 552

99 AUG 10 PM 4:11
CELL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

00077039

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
GEORGE GIANIKAS GENERAL CONTRACTORS 309 White Bridge Road Nashville, Tennessee 37209	Same	119-16-92 119-16-93 119-16-95 133-4-57 133-4-58

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Willie D Davis
Affiant

Subscribed and sworn to before me this the 6th day of August, 1999.

Monica L Barfield
Notary Public

My Commission Expires:
My Commission Expires MAY 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

4509 08/10 0101 03CHECK 1051.30

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLEN ASSOCIATES,** a Tennessee joint venture, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **GEORGE GIANIKAS GENERAL CONTRACTORS**, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is unimproved property known as (i) Lot Nos. 2, 3, 25, 26 and 28, Twin Oaks Subdivision, Section Two - Phase One and (ii) Lot No. 1 Twin Oaks Subdivision located at Glencliff and Twin Oaks Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to sell and convey it, and that the same is

unencumbered, except as shown on **Exhibit B** attached hereto and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor.

And Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives 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.

GLEN ASSOCIATES,
a Tennessee joint venture

BY: Willie K. Davis

ITS: Managing Partner

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Willie K. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Managing Partner of **Glen Associates**, the within named bargainor, a Tennessee joint venture, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1999.

Monica K Barfield
Notary Public

My Commission Expires:
My Commission Expires MAY 27, 2001

N NS 281900.2
399172-008 08/06/99

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1999 Taxes, a lien, which are not yet due and payable.

Tax Map Parcel Nos.: 119-16-0 092.00
119-16-0 093.00
119-16-0 095.00
133-04-0 057.00
133-04-0 058.00
133-04-0 054.60

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2. All matters as shown on the final plat of Section Two - Phase One for Twin Oaks Subdivision, recorded in Plat Book 8250, Page 025 on June 21, 1991 in the Register's Office for Davidson County, Tennessee.

3. All matters as shown on the final plat of Twin Oaks Subdivision, recorded in Plat Book 7900, Page 7 on February 7, 1990 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 2, 3, 25, 26 and 28 on the Plan of Twin Oaks Subdivision, Section Two, Phase One, as shown on plat of record in Plat Book 8250, Page 025 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH that Land in Davidson County, Tennessee, being the remainder of Lot No. 1 on the Plan of Twin Oaks Subdivision as shown on plat of record in Plat Book 7900, Page 70 in the Register's Office aforesaid, to which plat reference is made for a more particular description.

BEING a portion of the same property conveyed to Glen Associates, by Deed from The Glen, Limited, of record in Book 7733, Page 472, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11614 PAGE 556

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

0622839
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 4:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

				CAMT
				279000.00
			CON TX	1032.30
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	1051.30
			CHECK	1051.30
08/10/99	01	16:10	0001	4509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502685