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Realty Title & Escrow Company, Inc.
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Davidson County DEEDWARR
Recvd: 10/02/03 11:46 2pgs
Fees:13.00 Taxes:257.15
20031002-0145595

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $69,500.00

Affiant

Subscribed and sworn to before me this 1st day of October, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax-Information
Barbara D. Yunker 2 Sycamore Ct. Nashville TN 37013	New Owner	162-16A-39

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GKB Services, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Barbara D. Yunker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Being Unit 2, Building 8 on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium Townhouses, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with the appurtenant interest in the common elements of Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium townhouses, Phase 1, Section 1, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 4887, Page 961, amended in Book 5101, Page 809, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2 Sycamore Ct., Nashville, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of October, 2003.

GKB Services, LLC

By: _____

Gregory Boyer
President

Kimberly Boyer
Vice-President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory Boyer and wife, Kimberly Boyer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are President and Vice-President, respectively, of GKB Services, LLC, the within named bargainor, and that they are authorized by GKB Services, LLC to execute this instrument on its behalf.

Witness my hand in Mt. Juliet, TN, this 1st day of October, 2003.

Notary Public

My Commission expires 11/27/06

