PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref(_____) Title No: 45950
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/20/04 11:48 2pgs
Fees:13.00 Taxes:633.23
20041020-0126169

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Renee A. Stiles 9 Twin Oaks Drive Nashville, Tennessee 37211	GMAC Mortgage Corp D/b/a ditech.com 3200 Park Center Drive #150 Costa Mesa, CA 92626

TAX MAP-PARCEL NUMBERS: 119-16-092

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$171,143.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.,** a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Renee A. Stiles a single person** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Twin Oaks Subdivision Section Two Phase One of record in Book 8250, Page 25 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Gianikas Contractors, Inc., a Tennessee Corporation, erroneously referred to as "George Gianikas General Contractor, a Tennessee Corporation" by deed from Glen Associates, A Tennessee Joint Venture, of record in Book 11614, page 552, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2005, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 119-16-092.

The Plan, with Owner's Certificate, of record in Book 8250, page 25 , said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description thereof.

Storm Water Detention Agreement of record in Doc. No. 20021127-0147488, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Doc. No. 200004180-038812, said Register's Office.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No.20041014-0123735, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 9 Twin Oak Drive, Nashville, Tennessee

This is improved property, known as: 9 Twin Oak 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2004.

Gianikas Contractors, Inc.

By: John Gianikas
Title: Vice President

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, 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 and was identified as (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 18th day of October, 2004.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires JULY 21, [illegible]

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $171,143.00

Affiant

Sworn and subscribed before me this the 18th day of October, 2004.

FREDERICA MASON NOTARY PUBLIC AT LARGE WASHINGTON CO., TENNESSEE My Commission Exp. OCT. 7, 2004

My Commission Expires:

Notary Public