THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23871-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 16th day of February, 2005. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jeffrey J. Zander Elisha G. Zander 112 Hardingwoods Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 115.16 Parcel No. 41.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gianikas Contractors, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey J. Zander and Elisha G. Zander, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 316 West Meade Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2005.

Gianikas Contractors, Inc.

By: John Gianikas, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County 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 to be the Vice President (or other officer authorized to execute the instrument) of Gianikas Contractors, Inc. the within named bargainor, a corporation, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by as such.

Witness my hand, at office, this 16th day of February, 2005.

Notary Public

My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/22/05 11:49 2 pg
Fees:13.00 Taxes:1258.00

20050222-0019111

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of West Meade Farms, Inc. Section "B", as of record in Plat Book 1865, page 7, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gianikas Contractors, Inc. by deed dated August 2, 2004 from Anne Vaughn Parman, unmarried of record in Instrument No. 20040802-0092144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 1835, page 7, Register's Office for Davidson County, Tennessee.