PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/06/05 10:18 2 pg
Fees:13.00 Taxes:623.45
20050406-0037700

W & I Ref(_____) Title No: 46206
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly R. Sparkman Verna E. Sparkman 504 Twin Oaks Circle Nashville, TN 37211	same

TAX MAP-PARCEL NUMBERS: 133-4-A-3.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$168,500.00 ,** 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 **Kelly R. Sparkman and spouse, Verna E. Sparkman** 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. 3 on the Plan of Twin Oaks Subdivision Section 2 Phase 2 of record in Doc. No. 20021206-0150674 Register's Office for said county.

Said Lot No. 3 fronts 64 feet on the westerly margin of Twin Oaks Circle and extends back between parallel lines 132.00 feet to a dead line.

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.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021206-0150674, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front and rear line(s) of said lot The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 200410140123735, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. And easement for an 8 inch sewer line running across the rear portion of said lot.

This is improved property, known as: 504 Twin Oaks Circle, Nashville, Tennessee 37211

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 31st day of March, 2005.

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 Davidson Tennessee this the 31st day of March, 2005.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 07 2007

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: $168,500.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2005.

JACK EVANS GRITTON, II
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 6-22-08