Box:13
File#9883

Davidson County DEEDWARR
Recvd: 06/02/05 15:11 2 pgs
Fees:13.00 Taxes:425.50
20050602-0062692

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of May, 2005, by and between GKB Services, LLC, party of the first part, and Norman Corea, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 681, Section 16, Edge of Lake Estates, as shown by plat of record in Plat Book 4175, Page 157 (erroneously referred to as Page 197 in Book 11087, Page 796) of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to GKB Services, LLC, herein by Quit Claim Deed dated May 20, 2005 filed for record at Instrument No. 20050602-0062691, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4175, Page 157, and Restrictions of record in Book 4468, Page 565, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

GKB Services, LLC

By: _____, member
Gregory S. Boyer, Member

By: _____, member
Kimberly D. Boyer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Boyer and Kimberly D. Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of GKB Services, LLC, a Tennessee limited liability company, the within named bargainor, and that they, as such members, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as members.

WITNESS my hand and official seal at office this 20th day of May, 2005.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06

Property Owner & Address : Norman Corea
2837 Creekview Drive
Nashville, TN 37217

Tax Parcel No.: 150-05-0-123.00

Property Address: 2837 Creekview Drive
Nashville, TN 37217

MAIL TAX BILLS TO: Volunteer Trust Mortgage Corp
301 S Perimeter Park Dr #125
Nashville Tn 37211

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heidi Jo Clayton
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/28/04

Return To: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 28, 2008