Record - Return to: Smith Shular Assoc
846 Conference Dr.
Ste 4
Goodlettsville TN
37072

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Charles E. Piker
21 Vaughns Gap Road, #37
Nashville, TN 37205

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 06/27/05 10:31 2 pgs
Fees:13.00 Taxes:381.10

20050627-0073367

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 129-15-A
Parcel 37CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joan Gorin**, **unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Charles Ernest Piker and wife, Linda Grace Piker**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 37, together with the appurtenant interest in the common elements of the Belle Meade Highlands Condominiums, a horizontal property regime established by Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.
>
> Being the same property conveyed to Joan Gorin by deed from Eleonora Astafyeva and husband, Michael Silver, of record in Instrument No. 20010808-0085635, Register's Office for Davidson, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 21 Vaughns Gap Road, #37, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of June, 2005.

Joan Gorin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joan Gorin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of June, 2005

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY