PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref(_____) Title No: 46766
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/08/05 08:18 2 pgs
Fees:13.00 Taxes:629.90
20051108-0134956

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julia M. Garcia 509 Twin Oaks Circle Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 133-4-A-7.00

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$170,244.00** , 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**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia M. Garcia** 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. 7 on the Plan of Twin Oaks Subdivision Section 2 Phase 2 of record in Doc. No. 20021206-0150674, Register's Office for said County to which Plan reference is made for a complete description.

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 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021206-015674, said Register's Office, which Plan shows a minimum building setback line to which Plan reference is made for a complete description 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.

This is improved property, known as: 509 Twin Oaks Circle, Lot # 7, 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 28th day of October, 2005.

Gianikas Contractors

By: Timothy Gianikas
Title: Secretary

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Timothy 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 Secretary (or other officer authorized to execute this instrument) of **Gianikas Contractors**, 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 28th day of October, 2005.

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

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: $170,244.00

Affiant

Sworn and subscribed before me this the 28th day of October, 2005.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008