Return to: First Title and Escrow Company, Inc.
File Number 24958 Box 9B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 01/24/06 14:56 2 pgs
Fees:13.00 Taxes:653.05
20060124-0009225

W & I Ref(_____) Title No: 46859
Dav. Co. File: ~~24958~~ Box 9-B

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan R. Keith, Trustee Of the Joshua Ryan Keith Trust dated 12/18/98 501 Twin Oaks Circle Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 133-4-A-9.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$176,500.00** , 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 Susan R. Keith, Trustee of the Joshua Ryan Keith Trust dated 12/18/98hereinafter 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. 9 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: Lot (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 17th day of January, 2006.

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 Vice President (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 17th day of January, 2006.

Notary Public

My Commission Expires: 3/26/10

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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: $176,500.00

Affiant

Sworn and subscribed before me this the 17th day of January, 2006.

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
NOVEMBER 25, 2006
STATE OF TENNESSEE