File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/29/06 08:17 2 pgs
Fees:13.00 Taxes:925.00
20060629-0077648

W & I Ref(_____) Title No: 47942
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maurice W. Pinson Karole B. Pinson 113 Abbottsford Nashville, Tennessee 37215	same

TAX MAP-PARCEL NUMBERS: 117130B1700CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , 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 **Maurice W. Pinson and wife, Karole B. Pinson** 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. 1007 on the Plan of Abbottsford Phase 2 Revision 1, Plat of Correction of record in Doc. No. 20010505-0044874 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gianikas Contractors by deed from Landstar Development, LLC., a Tennessee limited liability company of record in Doc. No. 20010518-0052016, 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. 20010505-0044874, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876 Book 10458, page 810 , Doc. No. 200103300030930, Doc. No. 20010105-0045152, Doc. No. 20010514-0049648, Restrictive Covenants of record in Book 6537, page 303, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 1007 Greenwich Park, Nashville, Tennessee 37215

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 21st day of June, 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 21st day of June, 2006.

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 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: $250,000.00

Affiant

Sworn and subscribed before me this the 21st day of June, 2006.

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary Public