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*

Davidson County DEEDWARR
Recvd: 09/05/06 16:00 2 pgs
Fees:13.00 Taxes:925.00
20060905-0109630

W & I Ref(_____) Title No: 47943
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin Shields Vivian Shields P.O. Box 1555 Gulf Breeze, Florida 32562	same

TAX MAP-PARCEL NUMBERS: 117130B17900CO

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 **Justin Shields and spouseVivian Shields** 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. 1005 on the Plan of Abbottsford, Phase 2 of record in Doc. No. 20020306-0027572 amended in Doc. No. 20020828-0104512 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. 20010518-0052015, 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 Plat Book 20020306-0027572 amended by Instrument of Correction in Doc. No. 200208280104512, 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. Stormwater Detention Agreement of record in Doc. No. 20010425-0040838, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Doc. No. 20010330-0030930, Doc. No. 20010502-0045152, Book 6478, page 177, amended in Book 6530, page 242, 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: 1005 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 31st day of August, 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 31st day of August, 2006.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 21, 200

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

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn and subscribed before me this the 31st day of August, 2006.

Notary Public

My Commission Expires:

My Commission Expires