This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/19/06 08:23 2 pgs
Fees:13.00 Taxes:412.55

20061219-0155963

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
William M. Kaludis
3600 Hillsboro Rd C-15
Nashville, TN 37215

SEND TAX BILLS TO:
Franklin American Mortgage Company
500 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Map & Parcel :082.12-0-258.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **GKB Service Inc, LLC** hereinafter called the **Grantors**, do hereby convey unto **William M. Kaludis married** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being described as follows:

Being Lot No. 20 on the Plan of D.D. Philips Silverdene Park of record in Book 421, Page 31, Register's Office for said Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southerly margin of Silverdene Place, formerly Georgia Street, and extends back between parallel lines, along the westerly margin of alley, 170 feet to an alley in the rear.

Being the same property conveyed to GKB Services, LLC on May 10, 2006 by Special Warranty Deed of record in Instrument 20060525-0061680 said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 932 Silverdene Place Nashville, TN 37206

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ~~18~~ 11th day December, 2006 November 2006.

Greg Boyer as Managing Member

Kim Boyer as Member

State of Tennessee
County Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Greg Boyer and Kim Boyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be managing member and herself to be Member the within named bargainor, a corporation and that he as such managing member and herself as member, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as managing member and herself as member..

Witness my hand and seal at office in Brentwood, this ~~18th~~ 11th KB GB day of ~~November~~ December, 2006.

SUBSCRIBED AND SWORN TO BEFORE ME this ~~18th~~ KB 11th day of ~~November~~ December, 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

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 $ 111,500.00.

Affiant

Sworn and subscribed before me on ~~11/18/2006.~~ 12-11-06

Notary Public

My Commission Expires: 6/22/2008