PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/21/07 14:04 2 pg
Fees:13.00 Taxes:684.50
20070221-0021584

W & I Ref(_____) Title No: 48450
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robin E. Yarnall 601 Twin Oaks Court Nashville, Tennessee 37211	Wells Fargo Home Mortgage P.O. Box 11701 Newark, NJ 07101-4701

TAX MAP-PARCEL NUMBERS: 133040A02100CO

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , 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 **Robin E. Yarnall** 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. 21 on the Plan of Twin Oaks Subdivision Phase 2, Section 2 of record in Document No. 20021206-01506741 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Gianikas Contractors, Inc. a Tennessee Corporation erroneously referred to as "George Gianikas General Contractors, a Tennessee Corporation" by deed dated August 6, 1999 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 2007, and subsequent years; The Plan of record in Document No. 20021206-0150674, said Register's Office, show an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20041014-0123735 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: 601 Twin Oaks Ct, 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 20th day of February, 2007.

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 20th day of February, 2007.

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: $185,000.00

Affiant

Sworn and subscribed before me this the 20th day of February, 2007.

My Commission Expires:

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

Notary Public