PREPARED BY (AND RETURN TO):

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

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: 04/03/07 12:19 2 pg
Fees:13.00 Taxes:640.10
20070403-0039853

W & I Ref(dm) Title No: 48537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nhi Chong Lay 608 Twin Oaks Court Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 133040A01400CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$173,000.00 ,** 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 Tennessee Corporation**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nhi Chong Lay**, 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:** named,

Land in Davidson County, Tennessee, being Lot No. 14 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 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 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021206-0150674, 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 Doc. 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: 608 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 28th day of March, 2007.

Gianikas Contractors, Inc. a Tennessee Corporation

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. a Tennessee Corporation**, 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 Nashville, Tennessee this the 28th day of March, 2007.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ...ission 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: $173,000.00

Affiant

Sworn and subscribed before me this the 28th day of March, 2007.

Notary Public

My Commission Expires: 4/27/09 Anna R Gregory State of Tennessee Notary Public Sumner County