X

BOX 56-B

PREPARED BY
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Instr:200008010075706 Page: 1 OF 2
REC'D FOR REC 08/01/2000 9:52:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1091.50

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THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
SEAN KAMINSKY	SunTrust Bank	131-4
1608 Ardenwood Court	1 Park Place, N. E.	273
Nashville, Tennessee	Atlanta, GA 30303	16DA40636

Commission Expires SEPT. 23, 2000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHARI LYNN DENNIS, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SEAN KAMINSKY AND WIFE, KRISTEN KAMINSKY, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1608 Ardenwood Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2000.

SHARI LYNN DENNIS

By: Shari Lynn Dennis by Steve Fridrich
STEVE FRIDRICH, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE FRIDRICH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SHARI LYNN DENNIS, and is authorized by the said SHARI LYNN DENNIS, to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of July, 2000.

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ardenwood Place, as of record in Plat Book 8250, page 151, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen M. Dennis and wife, Shari Dennis by deed from Alan D. Adams, Inc. of record in Book 9509, page 871, said Register's Office. Stephen M. Dennis and Shair Dennis have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 96D-218, dated 9/18/96. Stephen M. Dennis has subsequently conveyed his interest in said property to Shari Lynn Dennis by Quitclaim deed of record in Book 10239, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8815, page 967; and (3) All matters appearing on the Plan of record in Plat Book 8250, page 151, said Register's Office.