WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

X _____
Affiant

Subscribed and sworn to before me, this the 9th day of August, 2000.

_____
Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
John Jordan, Attorney,
5210 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Nelson	SAME	Map 160-5
896 Lakemont Drive		
Nashville, TN 37220		Parcel 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER KIRYA AND WIFE, ELIZABETH N. KIRYA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN NELSON, UNMARRIED, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Being Lot No. 68 on the Plan of Oakhill Estates, Section III, as of record in Book 4860, pages 3, 4, and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher Kirya and wife, Elizabeth Kirya by warranty deed of J. L. Adams, of record in Book 5845, page 503, Register's Office for Davidson County, Tennessee, the said Elizabeth Kirya and Elizabeth N. Kirya being one and the same person.

This is Unimproved Property _____	Property Address
This is Improved Property X	896 Lakemont Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of August, 2000.

X _____
Christopher Kirya

X _____
Elizabeth N. Kirya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared CHRISTOPHER KIRYA AND ELIZABETH N. KIRYA, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in, and who executed, the foregoing instrument, and who acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2000.

NOTARY PUBLIC



My Commission Expires: 9-09-03