BOX-58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Debra L. Sklenka 678 Timber Lane Nashville, TN 37215	New Owner 678 Timber Lane Nashville, TN 37215	Map 117-2 Group C Parcel 40
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 06/19/01 07:36 3pgs
Fees:15.00 Taxes:832.50
20010619-0064554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND and NO/100 ($225,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CAROLYN C. ROBINSON,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **DEBRA L. SKLENKA**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit 40, together with carport designated No. 40A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343 and Book 9746, page 83, said Register's Office.

Being the same property conveyed by Warranty Deed from John Joseph Costonis, unmarried, to Carolyn C. Robinson, married, of record in Book 11100, page 576, Register's Office for Davidson County, Tennessee.

This is improved property known as 678 Timber Lane, Nashville, TN 37215.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 3700, pages 111 & 112; to terms and conditions of Master Deed of record in Book 3815, page 778; to terms and conditions of By-Laws of record in Book 3815, page 788, as amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 94, Book 7728, page 343, Book 9746, page 83 and Book 11288, page 513; to terms and conditions of Charter for Regency Park Condominium Homeowner's Association, of record in Book 8129, page 118, as amended in Book 8500, page 717; to terms and conditions of Repurchase and Option Agreement of record in Book 3907, page 839, Book 4208, page 151 and Book 5567, page 938; to an easement for water mains and appurtenances of record in Book 3943, page 821; to terms and conditions of Deed of Conveyance of record in Book 3953, page 348; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, Gerald L. Robinson, hereby join in this instrument for the express purpose of relinquishing any and all right, title and interest I may have in said property as the husband of the said Carolyn C. Robinson.

WITNESS OUR HANDS, this the 15th day of June, 2001.

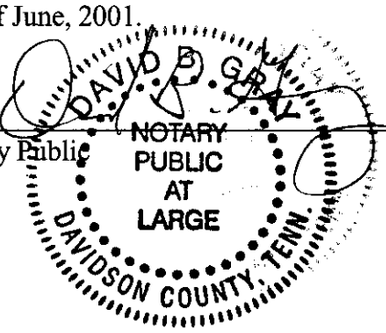
Carolyn C. Robinson
CAROLYN C. ROBINSON

Gerald L. Robinson
GERALD L. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Carolyn C. Robinson and husband, Gerald L. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of June, 2001.



Notary Public

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of June, 2001.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/21/04