THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18103

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $186,700.00.

Keith R. Deerkoski
Affiant

Subscribed and sworn to before me, this 19th day of July, 2001.

Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/24/01 15:23 3pgs
Fees:18.00 Taxes:690.79

20010724-0078514

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KEITH R. DEERKOSKI 1901 Kimball Drive Nashville, Tennessee 37215	SUNTRUST BANK 201 Fourth Ave. N., 7th Floor Nashville, Tennessee 37219	MAP 131-03-0 PAR 31 FB 16DA26950

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, MARK DOLLER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEITH R. DEERKOSKI , UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Jennifer B. Doller, spouse of Mark Doller, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Mark Doller.

This is improved property located at 1901 Kimball Drive, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2001.

Mark Doller
MARK DOLLER

Jennifer B. Doller by Mark Doller
JENNIFER B. DOLLER
BY MARK DOLLER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH, as Instrument # 20010724-0078513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARK DOLLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2001.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Mark Doller, 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 Jennifer B. Doller and is authorized by the said Jennifer B. Doller to execute this instrument on her behalf.

Witness my hand, at Office, this 19th day of July, 2001.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 and the east 30 feet of Lot No. 45 on the Plan of Colonial Heights, as of record in Plat Book 1130, page 102, Register's Office for Davidson County, described as follows:

BEGINNING at a point in the south margin of Kimbark Drive, 45 feet east of the common corner of Lots Nos. 45 and 46; thence with the south margin of said Drive, easterly 76 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 41.5 feet to a concrete monument; thence along the east line of Lot No. 44, southerly 128.3 feet to a concrete monument at the southeast corner of said lot; thence along the north line of Overton Hills Subdivision, westerly 105.8 feet to a point; thence northerly 157.5 feet to the point of beginning.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Bill No. 086-1491, in the County Court Clerk's Office for said County.

Being the same property conveyed to Mark Doller by deed from James Bradley Weimer of record in Book 11330, page 74, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 382, page 531; and (4) All matters appearing on the Plan of record in Plat Book 1130, page 102, said Register's Office.