THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 764,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean B. Kaminsky	Bank of America	MAP 144
(NAME)	(NAME)	
2014 Otter Creek Road	275 Valencia Avenue	PARCEL 063
(ADDRESS)	(ADDRESS)	
Nashville, TN XXXXX 37215	Brea, CA 92823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Ronald Gray, Jr. and wife, Tammy Simpson Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean B. Kaminsky and wife, Kristen A. Kaminsky

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District of Davidson County, Tennessee, City of Forrest Hills, and being parcel No. 63 on Metro Tax Map 144 and being more particulary described as follows:

Beginning at a new iron pin in the easterly right of way of Otter Creek Road, said pin being 530.57 feet from the West right of way of Hillsboro Road, said pin being the southeast corner of the Kelly property and the southwest corner of the herein described tract, and proceeding as follows: With the East line of Kelly, North 24 degrees 42 minutes 45 seconds East, a distance of 270.40 feet to an old iron pin at the northeast corner of Kelly, the northwest corner of the herein described tract, andthe South line of the Gammache property; thence with the south line of Gammache, South 66 degrees 47 minutes 18 seconds east, as distance of 151.39 feet, and being the northeast corner of the herein described tract; thence with the west line of Gammache, South 24 degrees 42 minutes 45 seconds West, as distance of 470.26 feet to a new iron pin in the easterly right of way of Otter Creek Road, and being the southeast corner of the herein described tract; thence with the easterly right of way of Otter Creek Road, North 32 degrees 55 minutes West, a distance of 171.49 feet to a new iron pin; thence around a curve in a westerly direction, said curve havinga radius of 985.0 feet, a distance of 7.67 feet to the point of Beginning, as per survey by Turner Engineering Company, dated 8/10/92 adn being Job No. 35-78, Work order no. 6664.

***

Being the same property conveyed to Sean B. Kaminsky and wife Kristen A. Kaminsky by deed of even date herewith, as of record in Book ////////// page ////////, Register's Office.

unimproved ( )
This is improved (X) property, known as 2014 Otter Creek Road, Nashville, TN XXXXX 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hand s this 31st day of May, 2002

James Ronald Gray, Jr.

Tammy Simpson Gray

Davidson County DEEDWARR
Recvd: 06/14/02 13:22 2pgs
Fees:13.00 Taxes:2826.80

20020614-0072581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ronald Gray, Jr. and wife, Tammy Simpson Gray

the bargainor s, 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 official seal at Nashville, Tennessee, this 31st day of May 2002.

Commission expires July 21, 2003

Notary Public

MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

***Being the same property conveyed to James Ronald Gray, Jr. and wife Tammy Simpson Gray by deed from Gary Moore and wife Virginia B. Moore as of record in Book 9443, page 717., Register's Office for Davidson County, Tennessee.