PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/03/04 10:29 2pgs
Fees:13.00 Taxes:1276.50
20040503-0049919

W & I Ref:(KM) Title No: 45497
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dorothy J. Kaminski Michael Kaminski 2307 Valley Brook Road Nashville, Tennessee 37215	Bank of America 830 North Central Avenue St. Petersburg, Florida 33701

TAX MAP-PARCEL NUMBERS: 130-04-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathaniel J. Greene and spouse, Kimberly D. Greene**, hereinafter called the **Grantors**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy J. Kaminski and spouse, Michael Kaminski** hereinafter called the **Grantese**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south 112.5 feet of Lot 17 on the Plan of the Resubdivisiion of part of Royal Oaks Subdivision, of record in Book 1424, Page 31, Register's Office for said county.

Said part of lot No. 17 fronts 112.5 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back between lines 317.35 feet, more or less.

Being the same property conveyed to Nathaniel J. Greene by deed from Olga Sylvia (Stecher) Muse and husband, Losey Tucker Muse of record in Book 6067, Page 460, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 31, said Register's Office, which Plan shows a 70 foot minimum building setback line from Sunnybrook Drive formerly known as Altamont Avenue, and a 10 foot easement for public utility purposes along the rear line(s); an easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee of record in Book 5258, Page 555 said Register's Office.

This is improved property, known as: 4030 Sunnybrook Drive, Nashville, Tennessee 37215

Kimberly D. Greene, spouse of Nathaniel J. Greene joins in this conveyance solely to convey any and all marital interest in the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2004.

Nathaniel J. Greene

Kimberly D. Greene

State of TENNESSEE
County of DAVIDSON

On this 28th day of April, 2004 , before me the undersigned authority, personally appeared Nathaniel J. Greene and Kimberly D. Greene , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11-13-07

Notary

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $345,000.00

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Sworn and subscribed before me this the 28th day of April, 2004

Notary Public

My Commission Expires: 11-13-07