THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/02/05 07:46 2 pgs
Fees:13.00 Taxes:451.40
20050602-0061999

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Robert Fehr and Julie Merkle 745 Albar Drive Nashville, TN 37221	SAME	142-09-0-A-051.00

FOR AND IN 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, Andrea Franklin Kaminski and husband, Guy R. Kaminski, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Fehr and Julie Markle, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 45A of Doral Country Villa Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 5011, page 395 and amended in Book 5119, page 749 and Book 5124, page 167, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Doral Country Villa Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 5011, page 395 and amended in Book 5119, page 749 and Book 5124, page 167, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Andrea Franklin Kaminski and husband, Guy R. Kaminski from Andrea Franklin Kaminski by deed dated 9/24/04 of record in Instrument No. 20041006-0120553, said Register's Office.

This is improved property known as: 745 Albar Drive, Nashville, TN 37221

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. Whenever 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 hands this 31 day of MAY, 2005.

Andrea Franklin Kaminski

Guy R. Kaminski

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Franklin Kaminski & Guy R Kaminski with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires: MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $122.000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007