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

Davidson County DEEDWARR
Recvd: 04/07/06 13:53 3 pgs
Fees:18.00 Taxes:1528.10
20060407-0040570

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LOREN CIOFFI	SAME	117-45
4030 SUNNYBROOK DRIVE		
NASHVILLE, TENNESSEE 37205		

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, Michael J Kaminski a 1/2 interest and Dorothy Jean Kaminski a 1/2 interest as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Loren Cioffi, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee being Lot No. 8 and Part of Lot No. 1 in Block No. 2 of the Plan of "Woodmont Estates", as of record in Book 974 Page 29, Register's Office for Davidson County, Tennessee, which property is more particularly described as follows:

Said Lot 8 and Part of Lot 1 front 185 feet upon the southerly margin of Valley Brook Road, and described more fully as follows:

BEGINNING at a concrete corner post, same being the southeast corner of Lot 8, Block 2, of said plan, and running thence south 88 degrees 30 minutes west 180 feet to a concrete corner; thence, north 18 degrees 30 minutes west 244.3 feet to a stake in the south margin of Valley Brook Road; thence, with the southerly margin of said Road on a 12 degree curve to the left 125 feet to a stake being the northeast corner of Lot No. 8 thence, continuing along the southerly margin of Valley Brook Road 60 feet to a stake in the southerly margin of said Road; thence, in a southerly direction to a concrete corner post which is the northwest corner of Lot No. 2 in Block No. 2 of said "Woodmont Estates"; thence, continuing south 1 degree east 170 feet to the point of beginning.

Being the same property conveyed to Michael J Kaminski a 1/2 interest and Dorothy Jean Kaminski a 1/2 interest as tenants in common from Michael J Kaminski and Dorothy Jean Kaminski by deed dated 06/25/04 of record in Instrument # 20040629-0077074, said Register's Office.

Also being the same property conveyed to Michael J Kaminski and wife, Dorothy Jean Kaminski by deed from Jane Houston Cecil of record in Book 6380 Page 735, Register's Office. for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Jean Kaminski, individually + as attyin fact for Michael 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 MARCH, 2006.

April R McMahan
NOTARY PUBLIC

My Commission Expires: 6-15-09

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

Sandra Kirby
Affiant

Subscribed and sworn to before me this 31ST day of MARCH, 2006.

April R McMahan
NOTARY PUBLIC

My Commission Expires: 6-15-09

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

This is improved property known as: 4030 Sunnybrook Drive, Nashville, Tennessee 37205.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 31st day of MARCH, 2006.

Michael J. Kaminski

MICHAEL J KAMINSKI
BY: DOROTHY JEAN KAMINSKI, ATTORNEY IN FACT

Dorothy Jean Kaminski

DOROTHY JEAN KAMINSKI

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 Dorothy Jean Kaminski, ~~individually + as attorney in fact for Michael Kaminski~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Michael S Kaminski as his/her Attorney in Fact, as the free act and deed of the within named Michael S Kaminski.

Witness my hand and seal, this 31ST day of MARCH, 2006.

NOTARY PUBLIC

My Commission Expires: 6-15-2010

