Davidson County DEEDWARR
Recvd: 04/26/07 11:56 3 pgs
Fees:18.00 Taxes:4763.75
20070426-0049851

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,287,500.00. Affiant Subscribed and sworn to before me this 25th day of April, 2007. Notary Public My Commission Expires: 7-21-07

AMBER E. KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: J. Michael Crane 2014 Otter Creek Road Nashville, TN 37215	Send Tax Bills To: OWNER	Map-Parcel Number: 114-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN B. KAMINSKY AND WIFE, KRISTEN A. KAMINSKY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **J. MICHAEL CRANE, A SINGLE PERSON** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 particularly 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 deg 42 min 45 sec 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, and the South line of the Gammache property; thence with the south line of Gammache, South 66 deg 47 min 18 sec 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 deg 42 min 45 sec 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 deg 55 min West, a distance of 171.49 feet to a new iron pin; thence around a curve in a westerly direction, said curve having a 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 and being Job No. 35-78, work order no. 6664.

Being the same property conveyed to Sean B. Kaminsky and wife, Kristen A. Kaminsky by Warranty Deed from James Ronald Gray, Jr. and wife, Tammy Simpson Gray of record in Instrument No. 20020614-0072581, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 2014 Otter Creek Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 25th day of April, 2007.

Sean B. Kaminsky

Kristen A. Kaminsky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SEAN B. KAMINSKY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2007.

GEORGE CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

313720.1/200739

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTEN A. KAMINSKY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007