Box 29

BOOK 7600 PAGE 445

This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

New Owners:	Send Tax Bill:	Map-Parcel No:
Burnham B. Dodge Virginia A. Dodge 215 Myhr Green Nashville, TN 37221	Same	Part of Map 142 Parcel 44 Field Book No. 89D 27110

7405 07/15 0101 03CHECK 303.50

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Burnham B. Dodge and Virginia A. Dodge as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 98 at Ashley Green, a Horizontal Property Regime established by Master Deed of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, said Register's Office, said Unit 98 being shown on the Plan of Ashley Green attached to said Master Deed as Exhibit "C", to which plan reference is hereby made for a more complete description thereof.
>
> Together with an undivided percentage interest in the Common Elements, as defined in the Master Deed, appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.
>
> Being part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by quitclaim deed from Myhrfield Developers, a Tennessee partnership, of record in Book 6880, Page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 Myhr Green, Nashville, Davidson County, Tennessee 37221.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to the following:

1. 1988 real property taxes prorated and assumed by Grantees.

2. The provisions and requirements of the Tennessee Horizontal Property Act, Tenn. Code Ann. Section 66-27-101 et seq. and all covenants, conditions, restrictions, easements, and provisions of the Master Deed, as amended.

3. Those matters set forth on the Boundary Plat of Ashley Green of record in Book 6900, Page 24, Register's Office for Davidson County, Tennessee.

4. Sanitary sewer easement and 25 foot temporary construction easement of record in Book 5374, Page 511, said Register's Office.

5. Perpetual easement for highway purposes and drainage easement of record in Book 5407, Page 643, said Register's Office.

6. Sewer easement and a 10 foot temporary construction easement of record in Book 6483, Page 907, said Register's Office.

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.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, Grantees' heirs and assigns against the lawful claims of all persons.

Executed this 15 day of July, 1988.

ROCHFORD REALTY AND CONSTRUCTION CO., INC.

By: James G. Morrissey
James G. Morrissey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, James G. Morrissey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of July, 1988.

Patricia J. McPherson
Notary Public

My Commission Expires: 5/13/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed before me this 15 day of July, 1988.

Patricia J. McPherson
Notary Public

My Commission Expires: 5/13/89

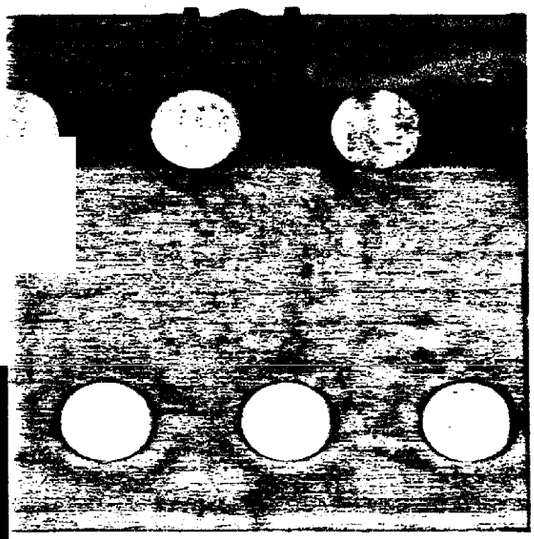
4961.9

IDENTIFICATION

FILED
JUL 15 1 39 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

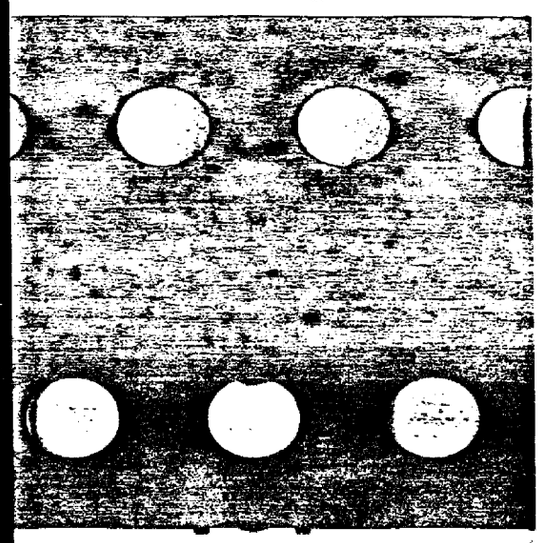


RECEIVED OF _____

FOR BOOK 7600 PAGE 447

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 90000.00
				CON TX 297.00
				PRFEE 0.50
				MTGFEE 6.00
				TOTAL 303.50
				CHECK 303.50
07/15/88		01		13:41 0001 7405



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4961.9

IDENTIFICATION REFERENCE

JUL 15 1 39 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113228