0160972

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAR 18 PM 12:15

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37535
Dav. Co. File: Box 8

BOOK 9981 PG 734

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah L. Dodd Kevin V. Dodd 2504 Blair Boulevard Nashville, TN 37212	Chemical Residential Mortgage Corporation P.O. Box 78509 Phoenix, AZ 85062-8509

TAX MAP-PARCEL NUMBERS: 104-11-286 24W 08010

9360 03/18 0101 03CHECK 333.05

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Edward Lantz, married, and John Harvey Lantz, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah L. Dodd and spouse, Kevin V. Dodd,** hereinafter called the **Grantee**, 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 Lot No. 148 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

SAID Lot No. 148 fronts 60 feet on the northerly side of Blair Boulevard, formerly Long Avenue and runs back 174.5 feet on the westerly line and 175.8 feet on the easterly line to an alley, measuring 60 feet thereon.

BEING the same property conveyed to John Edward Lantz and wife, Ruth Cox Lantz by deed from M. F. Griffin and wife, Annie Louise Griffin, of record in Book 1316, page 580, of the Register's Office for Davidson County, Tennessee. Ruth Cox Lantz subsequently died and full ownership vested in John Edward Lantz as surviving tenant by the entireties. John Edward Lantz subsequently died, unmarried, testate and a resident of the State of Georgia. By Will of record in Minute Book 1258, page 26 Probate Court Clerk's Office for Dekalb County, Georgia, John Edward Lantz devised subject property to Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz. A certified copy of said will, establishing an ancillary probate, as of record in the office of the Probate Court Clerk for Davidson County, Tennessee: Will Book 176, page 434, Docket #97938. Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz have since conveyed subject property to Thomas Edward Lantz and John Harvey Lantz, a one-half undivided interest each, as tenants in common, by deed of record in Book 9103, page 65, said Register's Office.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Marilyn Lantz, the spouse of Thomas Edward Lantz, joins in this conveyance solely to convey any marital interest she may have in subject property.

This instrument is executed on behalf of Marilyn Lantz by Thomas Edward Lantz as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2504 Blair Boulevard, Nashville, TN 37212

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 13th day of March, 1996.

Thomas Edward Lantz
Thomas Edward Lantz

Marilyn Lantz
Marilyn Lantz, By: Thomas Edward Lantz, Atty-In-Fact

John Harvey Lantz
John Harvey Lantz

State of Tennessee
County of Davidson

On this 13th day of March, 1996, before me the undersigned authority, personally appeared **Thomas Edward Lantz and John Harvey Lantz**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/9[illegible]

Notary Public

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: $ 86500.00

Affiant

Sworn and subscribed before me on the 13th day of March, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission

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 **Thomas Edward Lantz**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marilyn Lantz**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of March, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thomas Edward Lantz and John Harvey Lantz

TO: Deborah L. Dodd and Kevin V. Dodd

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Thomas Edward Lantz

Thomas Edward Lantz, Affiant

Sworn to and subscribed before me this

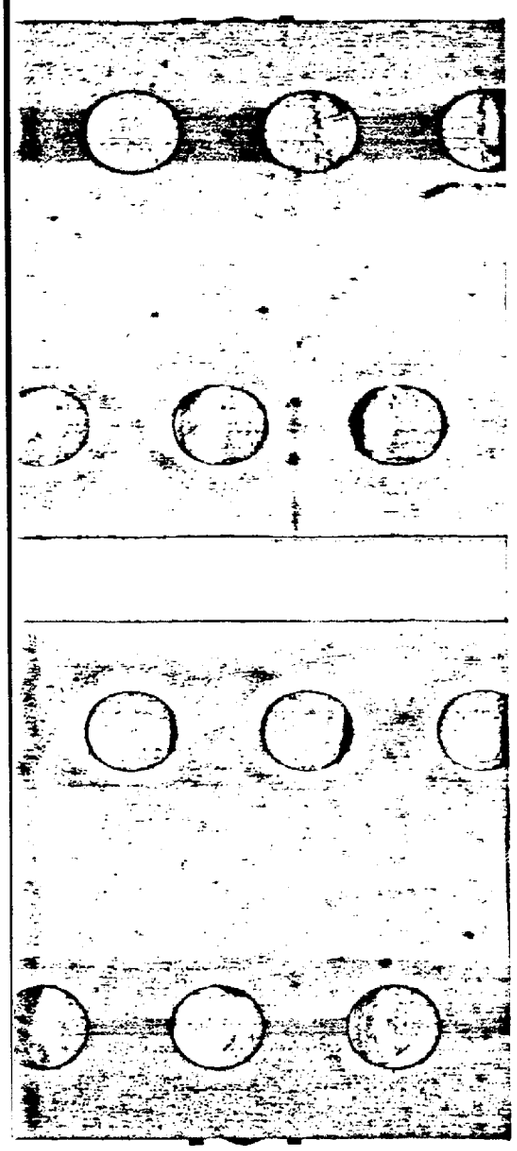
13th day of March, 1996.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires 9/18/98



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

RECEIVED OF _____

FOR _____

BOOK 9981 PG 737

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	12.00
TOTAL	333.05
CHECK	333.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/98 01 12:16 0001 9360

0160972
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 12:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017418