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

W & I Ref: (cmw) Title No: 38298
Dav. Co. File: Box 8

BOOK 10239 PG 40

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerry R. Kirchoff Jane M. Bentz 108 River Court Nashville, Tennessee 37221	First Trust Mortgage Company 6525 Quail Hollow Memphis, Tennessee 38120

TAX MAP-PARCEL NUMBERS: 141-12-C-33 09D 80779

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 **Matthew Hurley and spouse, Laurie Hurley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry R. Kirchoff and spouse, Jane M. Bentz,** 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. 33 on the plan of River Bend of record in Book 6900, page 504 and 505 as amended by Surveyor's Certificate of correction of record in Book 7465, page 833, said Register's Office for said County.

SAID Lot No. 33 fronts 35.78 feet on the easterly margin of River Court, at the terminus of the cul-de-sac, and extends back 133.61 feet on the southwesterly line and 163.43 feet on the northeasterly line to a broken line in the rear, measuring 202.01 feet thereon.

BEING the same property conveyed to Matthew Hurley and Laurie Hurley, husband and wife, by deed from John D. Minton Construction Co., Inc. of record in Book 7331, page 413 and re-recorded in Book 9347, page 704, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7112, Page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Matthew Hurley and Laurie Hurley by Janet Jones Baird 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: 108 River Court, Nashville, Tennessee 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 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 25th day of October, 1996.

Matthew Hurley

Matthew Hurley, By: Janet Jones Baird, Atty-In-Fact

Laurie Hurley

Laurie Hurley, By: Janet Jones Baird, Atty-In-Fact

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State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

Affiant

Sworn and subscribed before me on the 25th day of October, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

96 OCT 28 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02407O2

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet Jones Baird**, 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 **Matthew Hurley and Laurie Hurley**, 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 25th day of October, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Matthew Hurley and Laurie Hurley

TO: Jerry R. Kirchoff and Jane M. Bentz

A F F I D A V I T

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.

Janet Jones Baird, Affiant

Sworn to and subscribed before me this

25th day of October, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

REC'D 10/23 0:01 03CHECK 597.50

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

RECEIVED OF _____

FOR _____

BOOK 10239 PG 43

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

AMT	135000.00
CON TX	684.50
PRFEE	1.00
WDEED	12.00
TOTAL	697.50
CHECK	697.50

10/28/96 01 14:00 0001 4961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240702
IDENTIF. # REFERENCE

96 OCT 28 PM 1:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1081922

No