188

BOOK 10517 PG 203

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 1997** between FRANK M. BALCH and BONNIE M. BALCH, HUSBAND AND WIFE, GRANTORs, and LEE A. McDOLE, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK M. BALCH and BONNIE M. BALCH, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LEE A. McDOLE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3909 BONNAVISTA DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Frank M Balch
FRANK M. BALCH
Signature of Seller

Bonnie M. Balch
BONNIE M. BALCH
Signature of Seller

97 JUL -3 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0322819
IDENTIFICATION REFERENCE

0654 07/03/97 0101 03CHECK 394.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK M. BALCH and BONNIE M. BALCH, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LEE A. McDOLE
1422 GREENLAND AVENUE
NASHVILLE, TN 37216

Property Address:

3909 BONNARIDGE DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
P.O. BOX 100100
ATLANTA, GA 30348

Map & Parcel #: MAP 075-09, PARCEL 111.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$95,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 273 on the Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, as corrected by Surveyor's correction of Lot 273, of record in Book 3158, page 1, Register's Office for Davidson County, Tennessee.

Said Lot is more particularly described as follows: Beginning with a point in the southwesterly margin of Bonnaridge Drive at common corner of Lots 272 and 273;a thence with the boundary between said two lots 163 feet in a southwesterly direction to a point at the common corner of Lots 272, 273 and 274; thence in a northwesterly direction between the common boundary of lots 273 and 274; 163.8 feet to a point in the southerly margin of Bonnavista drive; thence along said margin 80.65 feet in a northeasterly direction to a point in the southwesterly margin of Bonnaridge Drive; thence along said margin 94.63 feet in a southeasterly direction to the point of beginning.

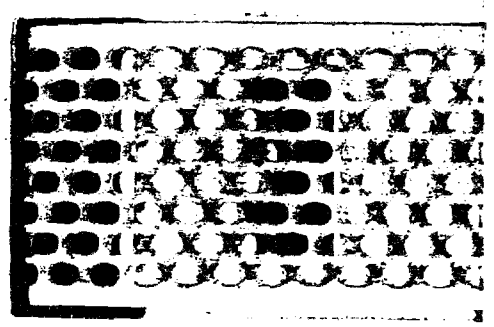
Being the same property conveyed to FRANK M. BALCH and BONNIE M. BALCH, HUSBAND AND WIFE, by Deed from FRANK M. BALCH, of record in Book 6340, page 116, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 075-09, PARCEL 111.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 594.13).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 112, said Register's Office, which plan includes 30-foot minimum building setback line from Bonnavista Drive and from Bonnaridge Drive; a 10-foot public utility and drainage easement along the eastern lot line; and an overhang easement on the northern corner of said lot.

3. Restrictive Covenants recorded in Deed Book 3096, Page 5, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10517 PG 206

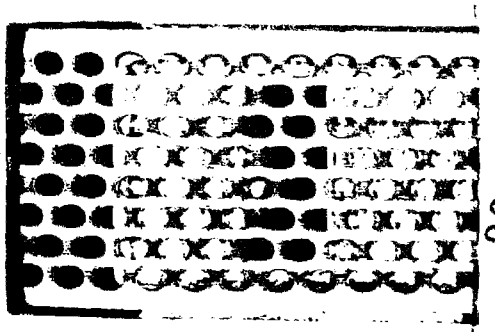
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

07/03/97 01 11:13 0001 0654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



032819
IDENTIFICATION

97 JUL -3 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1170430