0452283

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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39978
Dav. Co. File: Box 8

98 JUN 18 PM 12:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10982 PG 727

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mina L. Baisch 5204 Elkins Avenue Nashville, TN 37209	Deposit Guaranty Mortgage Company P.O. Box 23091 Jackson, MS 39225-3091

TAX MAP-PARCEL NUMBERS: 91-15-114 12W 00725

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 117200.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven G. Plonk and spouse, Kelly T. Plonk,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mina L. Baisch, unmarried,** 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 part of Block No. 7 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Elkins Avenue, formerly 2nd Avenue, said point being 105 feet west of 52nd Avenue, North, formerly 11th Street; thence west with the margin of Elkins Avenue, 55 feet to a point; thence northerly 150 feet, more or less, to a point, said point being the southerly margin of Forte property as shown of record in Book 712, Page 483, said Register's Office and the centerline of a ditch; thence east with said ditch, 55 feet to a point; thence southerly 150 feet, more or less, to the northerly margin of Elkins Avenue being the point of beginning.

BEING the same property conveyed to Steven G. Plonk and wife, Kelly T. Plonk by deed from Jack Kemp, Secretary of Housing and urban Development of record in Book 8524, Page 901, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 1998, and subsequent years.

This instrument is executed on behalf of Kelly T. Plonk by Steven G. Plonk 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: 5204 Elkins Avenue, Nashville, TN 37209

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. 16952:728

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 17th day of June, 1998.

Steven G. Plonk

Kelly T. Plonk, By: Steven G. Plonk, Atty-In-Fact

State of Tennessee
County of Davidson

On this 17th day of June, 1998, before me the undersigned authority, personally appeared **Steven G. Plonk**, 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 [illegible] IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

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: $ 117200.00

Affiant

Sworn and subscribed before me on the 17th day of June, 1998.

Notary Public

My Commission Expires: _____

CHRISTY [illegible] IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/[illegible]

BOOK 10982 PG 729

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 **Steven G. Plonk**, 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 **Kelly T. Plonk**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 1998.

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

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Steven G. Plonk and Kelly T. Plonk

TO: Mina L. Baisch

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Steven G. Plonk, Affiant

Sworn to and subscribed before me this

17th day of June, 1998.

Notary Public

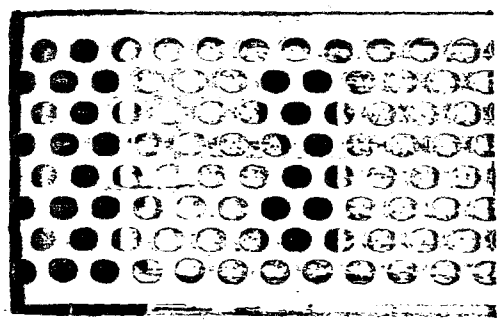
My Commission Expires:_____

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

My Commission Expires 9/18/99

2666 06/18 0101 03CHECK 44.64

WIdoc: PAS Exhib WD—9/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10982 PG 730

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

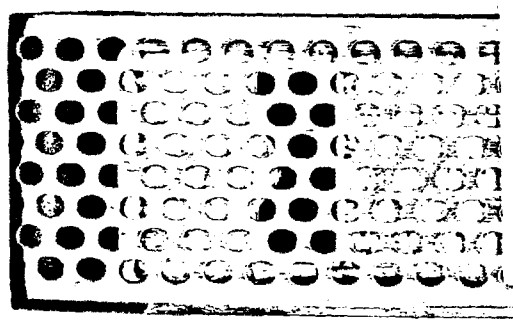
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
117200.00

CON TX	433.64
PRFEE	1.00
WDEED	12.00
TOTAL	446.64
CHECK	446.64

06/18/98 01 12:48 0001 2666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0452283
IDENTIF. # REFERENCE

98 JUN 18 PM 12:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1308507