0458138

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

98 JUL -2 AM 10:16

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40017
Dav. Co. File: Box 8

BOOK 11003 PAGE 518

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Garret B. Dvorsky Cindy B. Dvorsky 401 Bowling Avenue, #79 Nashville, TN 37205	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19044-0963

TAX MAP-PARCEL NUMBERS: 104-13-B-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 203,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred W. Ortmann, III, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Garret B. Dvorsky and spouse, Cindy B. Dvorsky,** 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 Building Site No. 71 and also designated Unit No. 79 on the plan of Richmeade Place, Section V, of record in Book 5210, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Fred W. Ortmann, III by deed from Carol L. Crowell-Bayer and spouse, William T. Bayer of record in Book 9874, Page 153, Register's Office for Davidson County, Tennessee. Sheryl Cudd Blenis Ortmann joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 141, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof.; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210, Book 5733, Page 628, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Sheryl Cudd Blenis Ortmann by Fred William Ortmann, III 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: 401 Bowling Avenue, #79, Nashville, TN 37205

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 30th day of June, 1998.

Fred W. Ortmann, III

Sheryl Cudd Blenis Ortmann, By: Fred William Ortmann, III, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of June, 1998, before me the undersigned authority, personally appeared Fred W. Ortmann, III, 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 S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 203000.00

Affiant

Sworn and subscribed before me on the 27 day of June, 1998.

Notary Public

My Commission Expires: September 22, 2002

PATRICK E. RYAN, JR. NOTARY PUBLIC IN MACOMB COUNTY, MICHIGAN

Patrick E Ryan Jr.
Macomb county, MI
STATE OF Michigan

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 **Fred William Ortmann, III**, 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 **Sheryl Cudd Blenis Ortmann**, 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 30th day of June, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Fred W. Ortmann, III and Sheryl Cudd Blenis Ortmann

TO: Garret B. Dvorsky and Cindy B. Dvorsky

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(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.

Fred William Ortmann, III, Affiant

Sworn to and subscribed before me this

30th day of June, 1998.

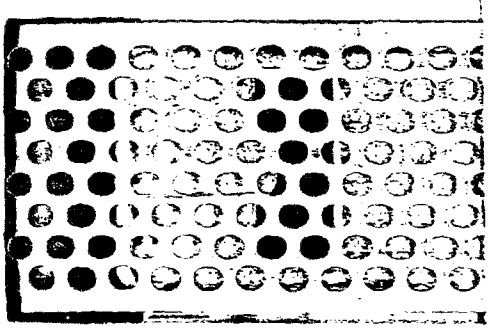
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

8935 07/02 0101 03CHECK 766.10

Wldoc: PAS Exhib WD—9/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

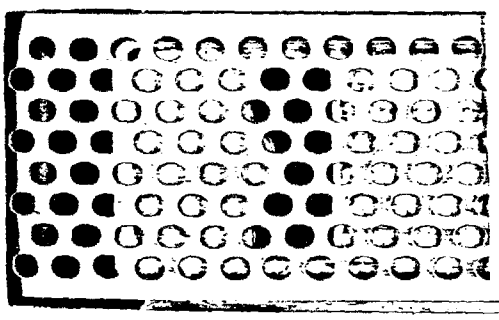
BOOK 11003 PAGE 521

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 203000.00
CON TX 751.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 766.10
CHECK 766.10
07/02/98 01 10:17 0001 8935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0458138
IDENTIF. & REFERENCE

98 JUL -2 AM 10:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314708