11259 862 0527237

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@home.com

98 DEC 18 PM 2:41

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40481
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ben W. Bolch Anne W. Bolch 5840 Beauregard Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-06-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 600000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth A. Dodge and spouse, Claudia K. Jones,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben W. Bolch and spouse, Anne W. Bolch,** 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 Tyne Valley Estates, Section 12, of record in Plat Book 3842, page 255, Register's Office for said County.

SAID Lot No. 33 fronts 169.60 feet on the northwesterly margin of Beauregard Drive and extends back 301.0 feet on the southwesterly line and 327.0 feet on the northeasterly line to a dead line in the rear, measuring 210.0 feet thereon.

BEING the same property conveyed to Kenneth A. Dodge and wife, Claudia K. Jones by deed from Frederick W. Stephenson and wife, Pam Stephenson of record in Book 8257, page 974, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of by Claudia K. Jones 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: 5840 Beauregard Drive, Nashville, Tennessee 37215

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 17th day of December, 1998.

Kenneth A. Dodge
Kenneth A. Dodge, By: Claudia K. Jones, Atty-In-Fact

Claudia K. Jones
Claudia K. Jones

State of Tennessee
County of Davidson

On this 17th day of December, 1998, before me the undersigned authority, personally appeared **Claudia K. Jones**, 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 9/18/99

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: $ 600000.00

Affiant

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

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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 **Claudia K. Jones**, 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 **Kenneth A. Dodge**, 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 December, 1998.



Notary Public

My Commission Expires:

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kenneth A. Dodge and Claudia K. Jones

TO: Ben W. Bolch and Anne W. Bolch

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.

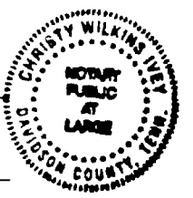
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Claudia K. Jones, Affiant

Sworn to and subscribed before me this

17th day of December, 1998.



Notary Public

My Commission Expires:

My Commission Expires 9/18/99

2653 12/18 0101 03CHECK 223.00

Wldoc: PUB Exhibit WD—9/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

865

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	CFEE - COMPUTER FEE		PRFEE - PROBATE FEE		

11259

CAMT	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2235.00
CHECK	2235.00

12/18/98 01 14:41 0001 2653

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IDENTIF. # REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402097