WARRANTY DEED

BOOK 6426 PAGE 944

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Gossage II, et ux (NAME:)	The Lomas & Nettleton Company (NAME:)	141-15-B32
640 River Ridge Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	9D-68425
Nashville, Tenn. 37221 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated November 22, 1978, in the original principal sum of Sixty Thousand and 00/100 ($60,000.00), payable to The Lomas & Nettleton Company in monthly installments as set out in said Note, with interest as set forth therein, and being secured by a Deed of Trust executed by Douglas Collins, Jr., and wife, Gaye Collins, to Ernest W. Turnbull, Trustee, of record in Book 5367, page 937, Register's Office for Davidson County, Tennessee.

We, Eugene B. DeFilippo, Jr., and wife, Anne F. DeFilippo,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Edward Gossage, II, and wife, Kim Michelle Gossage, hereinafter called the Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 300 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, Register's Office for said County.

Said Lot No. 300 fronts 31.01 feet on the northwesterly side of River Ridge Court and extends back 120.23 feet on the southerly line and 230.04 feet on the northeasterly line to a dead line in the rear, measuring 191.81 feet thereon.

Being the same property conveyed to Eugene B. DeFilippo, Jr., and wife, Anne F. DeFilippo, by deed from Douglas Collins, Jr., and wife, Gaye Collins, of record in Book 5569, page 1, Register's Office for said County.

This conveyance is subject to the following:

(1) Taxes for 1984 of $536.37, a lien, currently due and payable, which were prorated at closing and assumed by the Grantees.

(2) A Deed of Trust executed by Douglas Collins, Jr., and wife, Gaye Collins, to Ernest W. Turnbull of Virginia Beach, Virginia, Trustee, of record in Book 5367, page 937, to secure to The Lomas & Nettleton Company, a Note dated November 22, 1978, for the sum of $60,000.00, payable according to the terms and conditions contained therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 94,000.00

Subscribed and sworn to before me, this the 14th day of November 1984

John W. Stamps III
Affiant

My commission expires: Jan 19, 1986 (Affix Seal)

Deborah M. Tompkins
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

(3) The Charter of Rolling River Estates, Inc. of record in Book 4892, page 672; the By-Laws of Rolling River Estates, Inc. of record in Book 4892, page 679; declarations of covenants, conditions and restrictions as set forth in an instrument of record in Book 4892, page 689; and restrictions filed for record in Book 4788, page 950, as amended in Book 4871, page 640, all made applicable to Phase II, by instrument of record in Book 5214, page 933, Register's Office of Davidson County.

This is unimproved ( ) improved (X) property, known as 640 River Ridge Court, Nashville, Tennessee 37221
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* November, *19* 84

IN WITNESS WHEREOF, Anne F. DeFilippo, pursuant to the authority conferred by a limited power of attorney dated October 26, 1984, which is attached hereto and made a part hereof, has set the hand of her principal, Eugene B. DeFilippo, Jr. on November 14, 1984.

Charles Edward Gossage II
CHARLES EDWARD GOSSAGE II

Kim Michelle Gossage
KIM MICHELLE GOSSAGE

Eugene B. DeFilippo by Anne F. DeFilippo
EUGENE B. DeFILIPPO, JR. by ANNE F. DeFILIPPO, Attorney in Fact attorney in fact

Anne F. DeFilippo
ANNE F. DeFILIPPO

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah M. Engle, a Notary Public in and for said County and State, the within named Anne F. DeFilippo, as bargainor and Attorney-in-Fact for Eugene B. DeFilippo, Jr. as bargainor

~~the bargainor~~, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 19 84.

Deborah M. Engle, Notary Public.

Commission Expires Jan. 19, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah M. Engle, a Notary Public in and for said County and State, the within named Charles Edward Gossage II and Kim Michelle Gossage,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 14th day of November, 19 84.

Deborah M. Engle, Notary Public.

Commission Expires Jan. 19, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

RUSH

I 6 3 9 2 6

IDENTIF. REFERENCE

FEE $ 1.00 REGISTER DAVIDSON COUNTY, TN
Nov 15 3 35 PM '84

THIS INSTRUMENT PREPARED BY:

John W. Stapp IV
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
230 Fourth Avenue North
Nashville, Tennessee 37219

EXHIBIT A

LIMITED POWER OF ATTORNEY

BOOK 6426 PAGE 947

KNOW ALL MEN BY THESE PRESENTS that I, Eugene B. DeFilippo, Jr., the undersigned, of 640 River Ridge Court, Nashville, Tennessee 37221, hereby constitute and appoint Anne S. DeFilippo of 640 River Ridge Court, Nashville, Tennessee 37221, as my true and lawful attorney-in-fact for me and in my name, place and stead and she shall have the power to do any and all things which she may determine to be proper and necessary in order to complete the sale of real property located at 640 River Ridge Court, Nashville, Tennessee 37221, including, but not limited to, the power to execute mortgages, deeds, notes, collateral pledges, endorse checks, and any other forms of conveyances as she may see fit, and to execute in my name and for my account any and all contracts or conveyances pertaining to the sale of said real property in as full, complete and ample manner as I myself could lawfully do.

The rights, power and authority of said attorney-in-fact herein granted shall commence and be in full force as of the date hereof and such rights, power and authority shall remain in full force and effect thereafter until the sale of the said real property is closed.

Dated this 26 day of October, 1984.

Eugene B. DeFilippo Jr.
EUGENE B. DeFILIPPO, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Eugene B. DeFilippo, Jr., who proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Deborah S. Temple
NOTARY PUBLIC

My Commission Expires: Jan. 19, 1986

NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6426 PAGE 948

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

94000.00- CAMT.
244.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 256.90-
7606AM 11/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6 3 9 2 6

IDENTIF. REFERENCE

Nov 15 3 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0085633