PREPARED BY (AND RETURN TO):
**WILKINS & IVEY, Attorneys**
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8246

W & I Ref: (kd) (Title No: 33815)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 160000.00

Affiant

Sworn and subscribed before me this 10th day of December, 1993.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Philip A. Van Steenwyk<br>Elizabeth A. Aulsebrook<br>309 Kailua Road<br>Kailua, Hawaii 96734 | BarclaysAmerican/MortgageCorporation<br>5032 Parkway Plaza Blvd.<br>Charlotte, NC 28217 | 131-09-034 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronnie Gene Dunn and spouse, Janine M. Dunn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip A. Van Steenwyk and spouse, Elizabeth A. Aulsebrook,** 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. 12 on the plan of Seven Hills Section Three, of record in Book 2663, page 89, Register's Office for said County.

SAID Lot No. 12 fronts 200.5 feet on the southerly margin of Harding Place and extends back 488.6 feet on the westerly line and 375 feet on the easterly line to a dead line in the rear, measuring 255.8 feet thereon.

BEING the same property conveyed to Ronnie Gene Dunn and wife, Janine M. Dunn by deed from PCW Investments, a Tennessee General Partnership, of record in Book 8619, page 695, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Ronnie Gene Dunn and Janine M. Dunn by Debbie Doebler 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.

95893
IDENTIF. & REFERENCE
93 DEC 13 AM 10:31
REGISTER
DAVIDSON COUNTY, TN.

**This is improved property, known as:** 1605 Harding Place, 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 10th day of December, 1993.

Ronnie Gene Dunn *
**Ronnie Gene Dunn, By: Debbie Doebler, Atty-In-Fact**

Janine M. Dunn *
**Janine M. Dunn, By; Debbie Doebler, Atty-In-Fact**

* By Debbie Doebler, Attorney In Fact

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 **Debbie Doebler**, 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 **Ronnie Gene Dunn and Janine M. Dunn**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of December, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Ronnie Gene Dunn and Janine M. Dunn**

**TO: Philip A. Van Steenwyk and Elizabeth A. Aulsebrook**

## 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 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 the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

3079 12/13 0101 03CHECK 601.00

**Debbie Doebler, Affiant**

Sworn to and subscribed before me this

10th day of December, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

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

RECEIVED OF _____

FOR _____

BOOK 9184 PAGE 31

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 160000.00
ERR CO
MAMT 160000.00-
CAMT 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95893
IDENTIF. ↑ REFERENCE

93 DEC 13 AM 10:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

12/13/93 01 10:32 0001 3079

No. 733094