PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sm) (Title No: 34449)
Dav. Co. File: Box 8

PERCY [illegible] 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: $ 151000.00 Michael Keith Newcomb

Affiant

Sworn and subscribed before me this 15th day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Michael Keith Newcomb Caroline Davis Newcomb 604 Georgetown Drive Nashville, TN 37205	PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, NJ 08054	08DZ 52505 115-04-017

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 **Christopher W. Gonser, a single person, and William W. Gonser and spouse, Lois I. Gosner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Keith Newcomb and spouse, Caroline Davis Newcomb and Darden E. Davis and spouse, Ann J. Davis,** 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. 131 on the plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

SAID Lot No. 131 fronts 168.0 feet on the northerly margin of Georgetown Drive and extends back 334.1 feet on the easterly line and 336.0 feet on the westerly line to a dead line in the rear, measuring 86.1 feet thereon.

BEING the same property conveyed to Christopher W. Gonser and wife, Lisa G. Gonser by deed from Thomas J. Hendrickson, III, unmarried, of record in Book 8790, page 213, said Register's Office. By Quitclaim Deed of record in Book 8813, page 602, said register's Office, the said Christopher W. Gonser and wife, Lisa G. Gonser conveyed subject property to Christopher W. Gonser and William W. Gonser and wife, Lois I. Gonser.

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 William W. Gonser and Lois I. Gonser by Christopher W. Gonser 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: 604 Georgetown Drive, 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 15th day of December, 1993.

Christopher W. Gonser

William W. Gonser, By: Christopher W. Gonser, Atty-in-Fact

Lois I. Gonser, By: Christopher W. Gonser, Atty-in-Fact

99515
IDENTIF. & REFERENCE

93 DEC 22 AM 9:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Davidson

On this 15th day of December, 1993, before me, the undersigned authority, personally appeared **Christopher W. Gonser**, 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: _____

Notary Public

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

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 **Christopher W. Gonser**, 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 **William W. Gonser and Lois I. Gonser**, 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 15th day of December, 1993.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christopher W. Gonser, William W. Gonser and Lois I. Gonser

TO: Michael Keith Newcomb and Caroline Davis Newcomb

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.

Christopher W. Gonser, Affiant

Sworn to and subscribed before me this

15th day of December, 1993

Notary Public

My Commission Expires:_____

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

7061 12/22 0101 03CHECK 567.70

[redacted] [redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9195 PAGE 446

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	
				151000.00
			CON TX	558.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	567.70
			CHECK	567.70
12/22/93	01		09:25 0001	7061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99515
IDENTIF. & REFERENCE

93 DEC 22 AM 9:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 737024