BOOK 9392 PAGE 868

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: (kd) (Title No: 35358)
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: $ 129900.00

Affiant

Sworn and subscribed before me this 17th day of June, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dan Ramage<br>Mary Shelton<br>2712 Sunset Place<br>Nashville, Tennessee 37212 | Southeastern Mortgageof Tennessee, Inc.<br>565 Marriott Drive, Ste 250<br>Nashville, Tennessee 37214 | 104-15-95 |

# *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 **Stephen D. Houston and spouse, Nancy D. Houston,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dan Ramage and spouse, Mary Shelton,** 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. 3 on the plan of Resubdivision Lots 41 and 42, Sunset Park, of record in Book 3842, page 228, Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 55.86 feet on the northerly margin of Sunset Place and fronts 84.36 feet on the easterly margin of Natchez Trace, said frontages being joined by a curve having a length of 38.40 fee, and extends back 83.83 feet on the northerly line and 111.36 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Stephen D. Houston and wife, Nancy D. Houston by deed from Richard Abbey Force and wife, Mary Louise Force of record in Book 7298, page 499, 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 Stephen D. Houston and Nacny D. Houston by Helen Golter 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.

66284
IDENTIF. & REFERENCE
94 JUN 30 AM 9:40
FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TN.

1809 06/30 0101 03CHECK 489.63

**This is improved property, known as:** 2712 Sunset Place, Nashville, Tennessee 37212

**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 June, 1994.

Stephen D. Houston

**Stephen D. Houston, By: Helen Golter, Atty-In-Fact**

Nancy D. Houston

**Nancy D. Houston, By: Helen Golter, Atty-In-Fact**

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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 **Helen Golter**, 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 **Stephen D. Houston and Nancy D. Houston**, 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 17th day of June, 1994.

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: Stephen D. Houston and Nancy D. Houston**

**TO: Dan Ramage and Mary Shelton**

## 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.

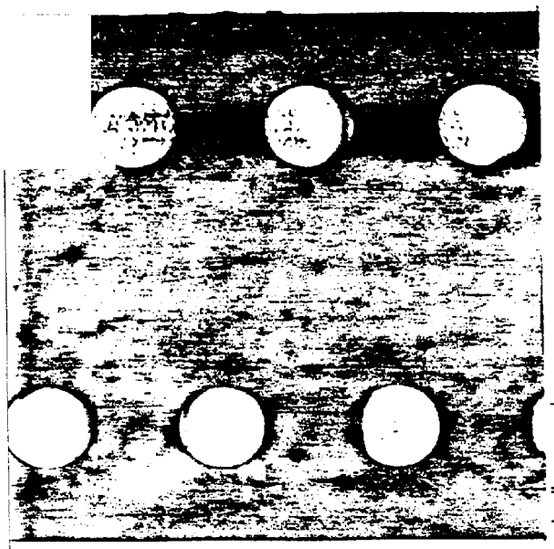
Helen Golter
**Helen Golter, Affiant**

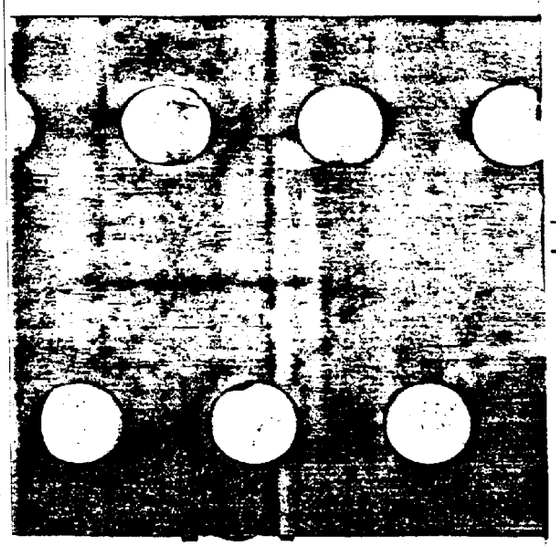
Sworn to and subscribed before me this
17th day of June, 1994.

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 _____

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| | | |
|---|---|---|
| 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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK AMT 489.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

06/30/94 01 09:41 0001 1809

66284
IDENTIF. ↑ REFERENCE

94 JUN 30 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808475