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: (ljh) (Title No: 35640)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 128400.00

Randy Lee Nelson
Affiant

Sworn and subscribed before me this 2nd day of September, 1994.

Christy Wilkins
Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randy Lee Nelson Sr.<br>Lolita D. Nelson<br>836 Rocky Mountain Parkway<br>Antioch, TN 37013 | Security Financial and Mortgage Corporation<br>12444 Powerscourt Drive, Ste. 140<br>St. Louis, MO 63131 | 135-14-A-110 |

# *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 **Michael L. Dossett and spouse, Tammie G. Dossett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy Lee Nelson Sr. and spouse, Lolita D. Nelson,** 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. 67 on the plan of Phase Three Pinnacle Point Subdivision, of record in Book 6900, page 391 and 392, Register's Office for said County.

SAID Lot No. 67 fronts 61.09 feet on the broken southerly margin of Rocky Mountain Parkway and extends back 115.39 feet on the easterly line and 102.55 feet on the westerly line to a dead line in the rear, measuring 69.58 feet thereon.

BEING the same property conveyed to Michael L. Dossett and wife, Tammie G. Dossett by deed from Centex Real Estate Corporation, a Nevada Corporation of record in Book 7502, page 963, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7032, Page 730 and amended in Book 7067, page 739 and Book 6495, page 169, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Michael L. Dossett by Tammie G. Dossett 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:** 836 Rocky Mountain Parkway, Antioch, TN 37013

**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 2nd day of September, 1994.

Michael L. Dossett
**Michael L. Dossett, By: Tammie G. Dossett, Atty-In-Fact**

Tammie G. Dossett
**Tammie G. Dossett**

**State of Tennessee**
**County of Davidson**

On this 2nd day of September, 1994, before me the undersigned authority, personally appeared **Tammie G. Dossett,** 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.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires 9/16/95

My Commission Expires: _____

Christy Wilkins
Notary Public

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 **Tammie G. Dossett**, 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 **Michael L. Dossett**, 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 2nd day of September, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires 9/16/95

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89961 IDENTIFICATION REFERENCE

94 SEP 12 AM 10:57 FELIX ... REGISTER DAVIDSON COUNTY, TN.

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

**FROM: Michael L. Dossett and Tammie G. Dossett**

**TO: Randy Lee Nelson Sr. and Lolita D. Nelson**

7412 09/12 0101 03CHECK 484.08

## AFFIDAVIT

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.

Tammie G. Dossett

**Tammie G. Dossett, Affiant**

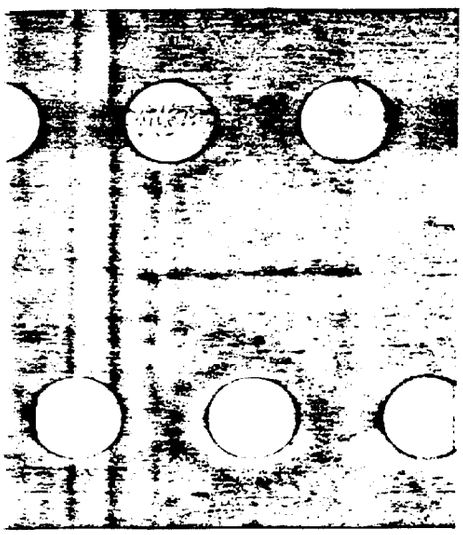
Sworn to and subscribed before me this

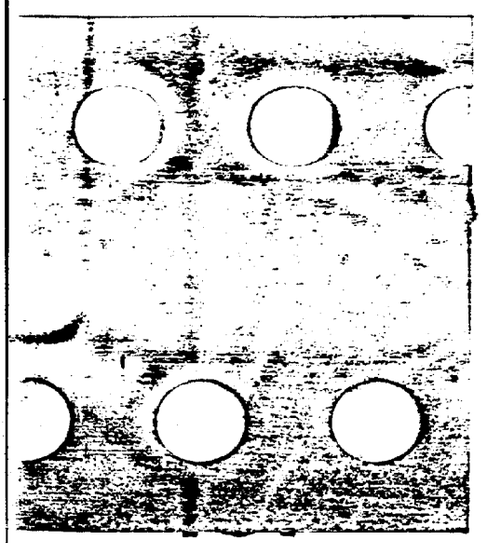
2nd day of September, 1994.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95





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

RECEIVED OF _____ BOOK 9462 PAGE 206

FOR _____

| | | |
|---|---|---|
| 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 128400.00
CON TX 475.08
PRFEE 1.00
[illegible] 8.00
TOTAL 484.08
CHECK 484.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/94 01 10:55 0001 7412

89964
IDENTIF. & REFERENCE

94 SEP 12 AM 10:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 833758