95 SEP 25 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104550
IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cw/ljh) Title No: 36911
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
K. Deryl Wessinger, Jr. 810 Kendall Drive Nashville, TN 37209	PHH US Mortgage Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 103-9-87

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 **John M. Dotson and spouse, Sheri M. Dotson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **K. Deryl Wessinger, Jr., a single person,** 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. 56 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, Page 59, said Register's Office.

SAID Lot No. 56 fronts 80 feet on the southeasterly margin of Kendall Drive and extends back 270 feet on the northeasterly line and 260 feet on the southwesterly line to a dead line in the rear, measuring 80.51 feet thereon.

BEING the same property conveyed to John M. Dotson and wife, Sheri M. Dotson, by deed from Blair Realtors, Inc., of record in Book 7172, Page 111, said Register's Office.

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

This instrument is executed on behalf of Sheri M. Dotson by John M. Dotson 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: 810 Kendall Drive, Nashville, TN 37209

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 22nd day of September, 1995.

John M. Dotson

Sheri M. Dotson, By: John M. Dotson, Atty-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of September, 1995, before me the undersigned authority, personally appeared John M. Dotson, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132650.00

Affiant

Sworn and subscribed before me on the 22nd day of September, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ 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 John M. Dotson, 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 , 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 22nd day of September, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: John M. Dotson and Sheri M. Dotson

TO: K. Deryl Wessinger, Jr.

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.

John M. Dotson, Affiant

Sworn to and subscribed before me this

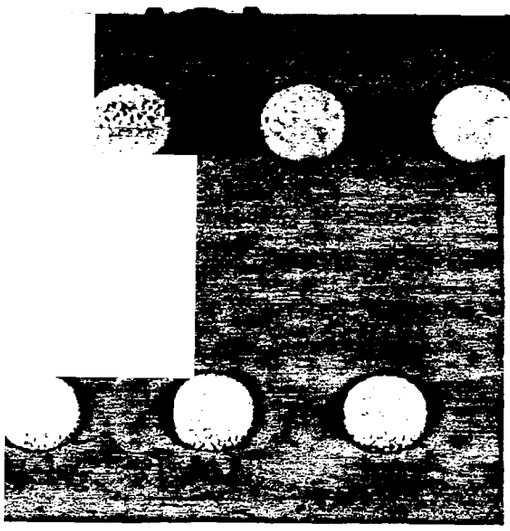
22nd day of September, 1995

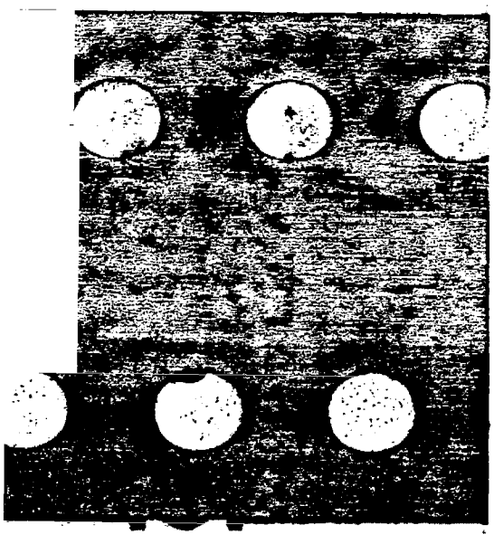
Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

3609 09/25 0101 03CHECK 503.81





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

RECEIVED OF _____

FOR _____

BOOK 9804 PG 966

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
132650.00
CON TX 490.81
PRFEE 1.00
WDEED 12.00
TOTAL 503.81
CHECK 503.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104550
IDENTIF. & REFERENCE

95 SEP 25 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957426