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
E-mail: wilkins.ivey@home.com
W & I Ref: (st) Title No: 41531
Dav. Co. File: Box 8

RETURN TO:
WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-1275

Instr:200003310032275 Page: 1 OF 3
REC'D FOR REC 03/31/2000 10:56:38AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $366.30

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ruth A. Dunford Sharon M. Jenkins 4916 Kilimanjaro Drive Old Hickory, TN 37138	Southeaster Mortgage of Tennessee 115 29th Avenue South Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 65-13-97

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 **Christy L. Dalby and spouse, Danny B. Dalby,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruth A. Dunford and Sharon M. Jenkins, as joint tenants with right of survivorship** 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. 472 on the Plan of Sherwood Forest Section Five of record in Book 4660, page 190, Register's Office for said County.

SAID Lot No. 472 fronts 80.0 feet on the Easterly margin of Kilimanjaro Drive and extends back 131.34 feet on the Northerly line and 156.28 feet on teh Southerly line to a dead line in the rear measuring 101.83 feet thereon.

Being the same property conveyed to Christy L. Hicks and Danny B. Dalby, as joint tenants with Right of Survivorship by deed from Tim clark and wife, Tina clark of record in Book 10288, page 652, Register's Office for Davidson County, Tennessee. The said Christy L. Hicks and Danny B. Dalby have since been married to eachother and Christy L. Hicks is now known as Christy L. Dalby.

THIS convyeance is subject to: Taxes for the year 2000 and subsequent years; Restrictions of record in Book 4990, Page 72, said Register's Office; The Plan of record in Book 4660, Page 190, said Register's Office, a 30 foot minimum setback line from Kilimanjaro Drive and a 10 foot easement for public utility & drainage purposes along the Rear line of said lot; And a 2.5 by 25 foot utility anchor easement located on the Southwesterly Front corner of said lot.

This instrument is executed on behalf of Christy L. Dalby by Danny B. Dalby 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: 4916 Kilimanjaro Drive, Old Hickory, TN 37138

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 on March 15, 2000.

Christy L. Dalby by Danny B. Dalby, Atty-in-Fact

Danny B. Dalby

State of Tennessee
County of Williamson

On March 15, 2000, before me the undersigned authority, personally appeared Danny B. Dalby, 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 IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/28/2003

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: $ 99,000.00

Affiant

KAREN L. TRUITT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn and subscribed before me on March 15, 2000.

Notary Public

My Commission Expires: 12/29/03

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 **Danny B. Dalby**, 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 Christy L. ~~Hicks~~ Dalby, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 2000.

Notary Public

My Commission Expires:

CHRISTY SHAWN DEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christy L. Dalby and Danny B. Dalby

TO: Ruth A. Dunford and Sharon M. Jenkins

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Danny B. Dalby, Affiant

Sworn to and subscribed before me this

15th day of March, 2000.

Notary Public

My Commission Expires:

CHRISTY SHAWN DEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003