PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Instr:200008310086430 Page: 1 OF 3
REC'D FOR REC 08/31/2000 3:18:29PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $214.60

W & I Ref: (sk) Title No: 41855
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip D. Dabbs 605 Delray Drive Nashville, TN 37209	Right Mortgage Company 106 B West Hill Drive Lebanon, TN 37087

TAX MAP-PARCEL NUMBERS: 091-10-402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 58,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ricky Lee Shirley, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip D. Dabbs,** 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 One, Morrow Meadows of record in Plat book 2083, page 105, Register's Office for said County.

SAID Lot No. 56 fronts 60 feet on the westerly margin of Delray Drive and extends back between parallel lines 108 feet to a dead line in the rear.

BEING the same property conveyed to Ricky Lee Shirley, unmarried by deed from June LaVern Wall, now Holbert, Trustee of record in Book 5113, page679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083, Page 105, said Register's Office, which Plan shows a 30 foot minimum building setback line from Delray Drive and 10 foot easement for public utility purposes along the rear line(s); Restrictive covenants of record in Book 2300, page 421, said Register's Office.

This instrument is executed on behalf of Ricky Lee Shirley by Wilma Ann Shirley as Attorney in Fact pursuant to a Power of Attorney being recorded in Book 8414, page 946, Register's Office for Davidson County, Tennessee. 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: 605 Delray 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 28th day of August, 2000.

Ricky Lee Shirley

Ricky Lee Shirley, By: ~~Wilma~~ Ann Shirley, Atty-In-Fact Wilma

State of Tennessee
County of Davidson

On this 28th day of August, 2000, before me the undersigned authority, personally appeared , 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.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 58,000.00

Affiant

Sworn and subscribed before me on the 28th day of August, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

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 **Wilma Ann Shirley**, 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 **Ricky Lee Shirley**, 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 28th day of August, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ricky Lee Shirley

TO: Phillip D. Dabbs

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. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 Saieth not.

~~Wilma~~ Ann Shirley, Affiant

Sworn to and subscribed before me this

28th day of August, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004