PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/21/01 16:24 3pgs
Fees:15.00 Taxes:921.30
20010321-0027539

W & I Ref: (sk) Title No: 41914
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen K. Hamling 641 Old Hickory Blvd., #315 Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-3-B-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 249,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Albert T. Posnack and spouse, Cynthia A. Posnack,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen K. Hamling, unmarried,** 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. 41 on the Plan of Townhomes of Fredericksburg of record in Book 9700, page 534, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Albert T. Posnack and wife, Cynthia A. Posnack by deed from Radnor Homes, Inc. of record in Book 10915, page 740, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 534, said Register's Office, to which plan reference is hereby made for a complete description thereof ; The Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, pge 11, Book 10628, page 517, Book 7798, page 843, Book10126, page 489, and Book 10275, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Cynthia A. Posnack by Albert T. Posnack 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: 641 Old Hickory Blvd., #315, Brentwood, TN 37027

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 16th day of March, 2001.

Albert T. Posnack
Albert T. Posnack

Cynthia A. Posnack
Cynthia A. Posnack, By: Albert T. Posnack, Atty-In-Fact

State of Tennessee
County of Williamson

On this 16th day of March, 2001, before me the undersigned authority, personally appeared **Albert T. Posnack** , 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: _____

_____
Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$257,900.00~~ 249,000.00 KKH

Kathleen K. Hamlin
Affiant

Sworn and subscribed before me on the 16th day of March, 2001.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 26, 2003

_____
Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Albert T. Posnack**, 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 **Cynthia A. Posnack**, 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 16th day of March, 2001.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary Public

My Commission Expires: AT LARGE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Albert T. Posnack and Cynthia A. Posnack

TO: Kathleen K. Hamling

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.

Albert T. Posnack

Albert T. Posnack, Affiant

Sworn to and subscribed before me this

16th day of March, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003