PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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

W & I Ref: Title No: 45839

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/23/04 12:58 3pgs
Fees:18.00 Taxes:891.70
20040823-0101537

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karin Waterman 9063 Old Charlotte Pike Pegram, Tennessee 37143	Same

TAX MAP-PARCEL NUMBERS: 126-81.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$241,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. Huttlinger and spouse, Rhonda H. Huttlinger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karin Waterman** 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 beginning at a point in the easterly margin of Old Charlotte Pike, said point of being 1487 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E.D. Hill by deed from S.T. Miller and wife, Nell Gordia Miller of record in Book 4123, Page 349, said Register's Office; thence south 75 degrees 20' East a distance of 1018 feet to a point; thence south 2 deg. 46' West a distance of 128 feet; thence north 77 deg 40' west a distance of 1018 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike, north 5 deg 42' east a distance of 160 feet to the point of beginning. Said tract being designated as Tract No. 10.

Being the same property conveyed to Peter J. Huttlinger and wife, Rhonda H. Huttlinger by deed from Cendant Mobility Financial Corporation, a Delaware Corporation of record in Document No. 20030113-0005257 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years. No assurance is afforded as to the exact amount of acerage contained herein.

This instrument is executed on behalf of Rhonda H. Huttlinger by Peter J. Huttlinger as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 9063 Old Charlotte Pike, Pegram, Tennessee 37143

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 18th day of August, 2004 .

Peter J. Huttlinger

Rhonda H. Huttlinger by Peter J. Huttlinger, Atty-in-Fact

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: $241,000.00

Affiant

Sworn and subscribed before me this 18th day of August, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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 , **Peter J. Huttlinger** 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 **Rhonda H. Huttlinger** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Peter J. Huttlinger and spouse, Rhonda H. Huttlinger

TO: Karin Waterman

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this 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 Saith not.

Peter J. Huttlinger, Affiant

Sworn to and subscribed before me this

18th day of August, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007