RTEC 08
Book 48 A

WARRANTY DEED

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: ~~103,790.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 5th DAY OF ~~December~~ January ~~2004~~ 2005

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Tucker (NAME)	Suntrust Mortgage (NAME)	MAP 072-12
1012 Iverson Avenue (ADDRESS)	201 4th Avenue, 7th Floor (ADDRESS)	PARCEL 014.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Huske, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Tucker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 72, on the Map of Maynor Place, as shown by plat appearing of record in Plat Book 843, page 24, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Charles Huske, unmarried by Warranty Deed from Suzon Martin, unmarried of record by Instrument No. 20030520-0068407, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Jennifer M. Huske executes this Instrument as Attorney-in-Fact in behalf of Charles W. Huske pursuant to Specific Power-of-Attorney of record by Instrument No. See Attached Exhibit A, Register's Office for Davidson County, Tennessee.

Charles W. Huske and Charles Huske is one and the same person.

20050111-0004001

unimproved ( )
This is improved (X) property, known as 1012 Iverson Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of December, 2004

Charles Huske
By: Charles Huske
Jennifer M. Huske, Attorney-in-fact
Jennifer M. Huske

Davidson County DEEDWARR
Recvd: 01/11/05 10:09 3 pgs
Fees:18.00 Taxes:384.02

20050111-0004002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2004, before me, the undersigned , a Notary Public in and said for County and State, personally appeared Jennifer M. Huske

to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Charles Huske
as HIS attorney in fact, being authorized to do so, and acknowledged that SHE executed the same as the free act and deed of the said Charles Huske

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th, day of December, 2004.

Commission Expires: 9/22/07

Notary Public

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

RTEC OS
BOX 48A

EXHIBIT "A"

AFFIDAVIT

The undersigned Affiant, Jennifer M. Huske, 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, Charles W. Huske.

2. That this execution is proper and within the scope of the power-of-attorney recorded simultaneously with the subject document.

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 actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jennifer M. Huske

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 Jennifer M. Huske, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of December, 2004.

Notary Public

My Commission Expires:

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007