PREPARED BY (AND ~~RETURN TO~~):

**WILKINS & IVEY**
Attorneys At Law

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Return To:
**Jack Case Wilson**
**Title Associates**
**7100 Executive Ctr. Dr., Suite 150**
**Brentwood, TN 37027**
B-4389

W & I Ref: Title No: 46092

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/27/05 13:43 3 pgs
Fees:18.00 Taxes:1061.90

20050127-0010215

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Randall Walter Parham<br><br>103 Hampton Place<br>Nashville, Tennessee 37215 | NEW OWNER |

**TAX MAP-PARCEL NUMBERS:** 117-07-C-103

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$287,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald A. Matricaria Jr. , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Randall Walter Parham** *hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.103 of Hampton Place Townhomes, Condominium Site horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 421 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ronald A. Matricaria, Jr., by deed from Constance D. Baer, unmarried of record in Book 11167, page 373, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 421, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5891, page 897, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Ronald A. Matricaria Jr. by Eric T. Grasman 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: 103 Hampton Place, Nashville, Tennessee 37215**

**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 January, 2005 .

**Ronald A. Matricaria Jr. By: Eric T. Grasman, 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: $287,000.00

Affiant

Sworn and subscribed before me this 18th day of January, 2005

Notary Public

My Commission Expires: 6-22-08

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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 , **Eric T. Grasman** 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 **Ronald A. Matricaria Jr.** , 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 January, 2005

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 29, 2005

**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM: Ronald A. Matricaria Jr. , unmarried**

**TO: Randall Walter Parham**

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.

**Eric T. Grasman, Affiant**

Sworn to and subscribed before me this

18th day of January, 2005

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005