Davidson County DEEDWARR
Recvd: 04/04/06 10:02 3 pgs
Fees:18.00 Taxes:212.75
20060404-0038099

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeffrey Dale Hauskin, et ux 420 Walton Lane, Unit M-73 Madison, TN 37115	Same as New Owner	Map 51-15-0-A Parcel 73-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOE DICK, EXECUTOR OF THE ESTATE OF HELEN PALMER DICK, deceased, and JOE DICK, individually and, IRENE PALMER, individually, being all of the heirs and devisees of Helen Palmer Dick, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JEFFERY DALE HAUSKIN and wife, DEBORAH C. HAUSKIN, hereinafter referred to as 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 Unit M-73 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Helen Palmer Dick by deed from John R. Webb and wife, Margaret G. Webb, of record in Book 11170, page 216, Register's Office for Davidson County, Tennessee. And, the said Helen Palmer Dick died, testate, on January 23, 2006, at which time the property became vested in Joe Dick and Irene Palmer, the only heirs at law and devisees of the said Helen Palmer Dick, deceased. The sale of the said property was approved by Agreed Order for Approval of A Real Estate Contract dated March 6, 2006, in the case of *In Re: Estate of Helen Palmer Dick, deceased,* Docket No. 06P182, Probate Court for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 420 Walton Lane, Unit M-73, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 6328, pages 89-93, said Register's Office.

3. Subject to the Master Deed for The Quail Creek Homeowners' Association of record in Book 6328, page 44, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ESTATE OF HELEN PALMER DICK, deceased

BY: _____
JOE DICK, Executor

_____
JOE DICK, individually

_____
IRENE PALMER, individually

"GRANTEES"

_____
JEFFERY DALE HAUSKIN

_____
DEBORAH C. HAUSKIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE DICK, Executor of the Estate of Helen Palmer Dick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of March, 2006.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE DICK, individually and IRENE PALMER, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of March, 2006.

_____
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF NORTH CAROLINA }
COUNTY OF MECKLENBURG }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY DALE HAUSKIN and wife, DEBORAH C. HAUSKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of March, 2006.

Ann Edwards
NOTARY PUBLIC

My Commission Expires: April 11, 2009

(Notary Seal)

Ann Edwards
Notary Public, Mecklenburg County, NC
My Commission Expires April 11, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Jeffery Dale Hauskin
Affiant

Sworn to and subscribed before me, this the 29th day of March, 2006.

Ann Edwards
NOTARY PUBLIC

My Commission Expires: April 11, 2009

(Notary Seal)

Ann Edwards
Notary Public, Mecklenburg County, NC
My Commission Expires April 11, 2009