PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/16/06 13:31 3 pgs
Fees:18.00 Taxes:1091.50
20061116-0142575

W & I Ref: Title No: 48193

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Doris F. Matthews<br>4402 Harding Place #3<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 130070A00300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$295,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Richards Haugen, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Doris F. Matthews** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Stone's Throw Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 9650, page 916, Register's Office for said County, (see the plans of record in Book 8250, page 415, Book 421, pages 102 and 103) 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 Barbara Richards Haugen, married by deed from Jane McQuiddy Rainey Longhurst, unmarried of record in Book 11710, page 320 Register's Office for said County.

Gary Haugen, spouse of Barbara Richards Haugen, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, Pages 102 and 103, amended in Book 8250, page 415, further amended in Book 9650, page 916, 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 9650, page 916, 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 Gary Haugen by Barbara Richards Haugen 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: 4402 Harding #3, Nashville, Tennessee 37205**

**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 15th day of November, 2006 .

Barbara Richards Haugen
**Barbara Richards Haugen**

Gary Haugen by Barbara Richards Haugen, Atty-in-Fact
**Gary Haugen by Barbara Richards Haugen, Atty-In-Fact**

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of November, 2006, before me the undersigned authority, personally appeared **Barbara Richards Haugen**, 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.

My Commission Expires: _____

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

Notary

**State of** TENNESSEE
**County of** DAVIDSON

My Commission Expires JULY 21, 2007

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $295,000.00

Affiant

Sworn and subscribed before me this 15th day of November, 2006

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 , **Barbara Richards Haugen** 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 **Gary Haugen** , 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 15th day of November, 2006

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: Barbara Richards Haugen**

**TO: Doris Matthews**

F.

State of Tennessee
County of Davidson

## 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.

Barbara Richards Haugen

**Barbara Richards Haugen, Affiant**

Sworn to and subscribed before me this 15th day of November, 2006

Notary Public

My Commission Expires:_____

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

My Commission Expires JULY 21, 2007