PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: dm Title No: 48831

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/30/07 11:18 3 pgs
Fees:18.00 Taxes:865.80
20070730-0090009

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lauren Hayden 2046 Graybar Lane Nashville, Tennessee 37215	Countrywide Bank, FSB 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 117110D02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$234,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha E. Huller , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Hayden** 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. 2046 of Turnberry Square Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D & E to the Master Deed of record in Book 6686, page 166 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 Martha E. Huller by deed from Laurie Beth Evans of record in Doc. No. 20040609-0068311 dated and executed on June 7, 2004 and recorded on June 9, 2004 in the Register's Office for Davidson County, Tennessee.

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 Exhibit D & E to the Master Deed in Book 6686, Page 166, 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 6814, page 165, Book 6686, page 166, Book 8747 page 521, Book 9315, page 795,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 Martha E. Huller by Christine Kane Dove pursuant to a Power of Attorney executed by her/him/them on the 24th day of July, 2007, of record in Instrument No. 20070730-0090008 , Register's Office for Davidson, County, Tennessee. 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: 2046 Graybar Lane, 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 27th day of July, 2007 .

Martha E. Huller by Christine Kane Dove, Atty in Fact

Martha E. Huller by Christine Kane Dove, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $234,000.00

Lauren Hayden
Affiant

Sworn and subscribed before me this 27th day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 , **Christine Kane Dove** 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 Martha E. Huller , 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 27th day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Martha E. Huller , unmarried

TO: Lauren Hayden

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.

Christine Kane Dove, Affiant

Sworn to and subscribed before me this 27th day of July, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011