07

KENNEY TITLE
Box 48A

Davidson County DEEDWARR
Recvd: 09/12/07 09:22 2 pgs
Fees:13.00 Taxes:647.50
20070912-0109232

Deborah K. Dennis
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2007.

Notary Public

My commission expires: 11/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyson J. Auffhammer	Suntrust Mortgage, Inc.	161-11-0-A-147.00 CO ~~161 11 A 147.00 CO~~
524 Huntington Ridge	901 Semmes Avenue	
Nashville, TN 37211	Richmond, VA 23274	

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

Michael Joseph Puchowicz and wife, Kelly Puchowicz *

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

Tyson J. Auffhammer and wife, Stacey E. Auffhammer

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:

Unit No. 147 on the final plat of Revision One Huntington Ridge Townhouse Condominiums, **/of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

Being all of the same property conveyed to Michael Joseph Puchowicz, unmarried by deed from Shereen P. Alsaffar, unmarried of record in Instrument No. 20030827-0124241, Register's Office for Davidson County, Tennessee.

***Michael Joseph Puchowicz having since married the property is now vested in Michael Joseph Puchowicz and wife, Kelly Puchowicz.**

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **524 Huntington Ridge, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 31st day of August, 2007.

Michael Joseph Puchowicz by Valerie Roberts atty in fact

Michael Joseph Puchowicz
by: Valerie Roberts, his Attorney in Fact

Kelly Puchowicz by Valerie Roberts atty in fact.

Kelly Puchowicz
by: Valerie Roberts, her Attorney in Fact

**(erroneously described as Huntington Place Townhomes in prior deed) of record in Book 4675, Page 9, as revised in book

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Valerie Roberts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Michael Joseph Puchowicz and wife, Kelly Puchowicz,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael Joseph Puchowicz and wife, Kelly Puchowicz, the within named bargainor(s) by the said **Valerie Roberts** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 31 day of August, 2007.

_____
Notary Public

My commission expires 1.26.08

EMILY H. LIPOMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067