PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 11/01/07 13:57 3 pgs
Fees:18.00 Taxes:510.60
20071101-0129016

W & I Ref: Title No: 48993

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard A. Baheza 2908 Mavert Drive Nashville, Tennessee 37211	Fifth Third Mortgage Company 10710 Sikes Place Ste. 350 Charlotte, North Carolina 28277

TAX MAP-PARCEL NUMBERS: 11915011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Appleton and spouse, Pam Appleton**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Richard A. Baheza** 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:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Three, Southlake of record in Book 2331, page 97 Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the easterly margin of Mavert Drive and extends back 263.4 feet on the northerly line and 214.9 feet on the southerly line to a broken line in the rear, measuring 110.1 feet thereon.

Being the same property conveyed to Charles and Pam Appleton by deed from Aaron Squyres, as Successor Trustee and Billy Glass as Co-Trustee of record in Doc. No. 20070419-0047128 dated and executed on April 11, 2007 and recorded on April 19, 2007 in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Donald A. Gilliam, Trustee, by deed of trust from Andrew J. Bauer, unmarried dated 9/25/98 and recorded on 10/8/98 in Book 11149, Page 315 said Register's Office. The said Aaron Squyres, as Successor Trustee and Billy Glass as Co-Trustee were named Successor Trustee by instrument recorded 3/22/07 in Doc. No. 20070322-0034779, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 97, said Register's Office, which Plan shows a 35 foot minimum building setback line from Mavert Drive and a 10 foot easement for public utility purposes along the rear line of said lot; A 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This instrument is executed on behalf of Pam Appleton by Charles Appleton pursuant to a Power of Attorney executed by her on the 29th day of October, 2007, of record in Instrument No. 20071101-0129015 _____, 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: 2908 Mavert Drive, Nashville, Tennessee 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, 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 31st day of October, 2007 .

Charles Appleton

Pam Appleton by Charles Appleton atty-in-fact

Charles Appleton **Pam Appleton By:Charles Appleton, Atty-in-Fact**

State of TENNESSEE
County of DAVIDSON

On this 31st day of October, 2007, before me the undersigned authority, personally appeared **Charles Appleton**, 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

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: $138,000.00

A Baeza R.

Affiant

Sworn and subscribed before me this 31st day of October, 2007

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary Public

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 , **Charles Appleton** 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 **Pam Appleton** , 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 31st day of October, 2007

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Charles Appleton and spouse, Pam Appleton

TO: Richard A. Baheza

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.

Charles Appleton, Affiant

Sworn to and subscribed before me this 31st day of October, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011