RETURN TO:

GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANIE L. GREGORY

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title and Closing Dean, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose Mary Parker (NAME)	Suntrust Mortgage, Inc (NAME)	MAP & PARCEL
420 Walton Lane Unit M 73 (ADDRESS)	P.O. Box 57028 (ADDRESS)	051150A07300CO
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7028 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffery Dale Hauskin and wife, Deborah C. Hauskin

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

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:

Land in Davidson County, Tennessee, Being unit No. M-73 as shown on Plat of Quail Creek, as of record in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, as (Collectively, the "Plat") and more particularly described in the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee for The Quail Creek Condominiums of appliances, wallcoverings, carpets or other improvements therein together with an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Jeffrey Dale Hauskin and wife, Deborah C. Hauskin by Warranty Deed from Joe Dick, Executor of the Estate of Helen Palmer Dick, deceased and Joe Dick, individually and Irene Palmer, individually of record as Instrument No. 20060404-0038099, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS ALSO SUBJECT TO an Owner's Certificate, notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of Quail Creek Condominiums of record in Plat Book 6328, Pages 89-93 in the Register's Office for Davidson County, Tennessee. Charter for The Quail Creek Homeowner's Association, of record in Book 6340, Page 411, Register's Office for Davidson County, Tennessee. By-Laws of The Quail Creek Homeowner's Association, of record in Book 6328, Page 74, Register's Office for Davidson County, Tennessee. Subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights

CONTINUED

unimproved ( )
This is improved (X) property, known as 420 Walton Lane Unit M 73, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is 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 GRANTEES, their 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 our hand s this 14th day of April, 2008

Jeffery Dale Hauskin

Deborah C. Hauskin

Davidson County DEEDWARR
Recvd: 04/16/08 14:10 3 pgs
Fees:18.00 Taxes:253.45

20080416-0038588

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 Jeffery Dale Hauskin and wife, Deborah C. Hauskin

the bargainor s, 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 and official seal at Madison, Tennessee, this 14th day of April, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of the Quail Creek Homeowner's Association, of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee. Agreement for dedication of Easement for Sanitary Sewers and/or storm drainage of record in Book 4203, Page 221, Register's Office for Davidson County, Tennessee.