BOOK 10105 PG 774

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 27th day of June, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BEATRIX H. AUBEE and JOSEPH LAWRENCE AUBEE, WIFE AND HUSBAND, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said ROBERT J. DIERSING and CHRISTINA L. DIERSING, ~~HUSBAND AND WIFE~~, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 323 FOREST PARK, UNIT 6-1, MADISON, TH 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

95 JUL -1 PM 2:26 REGISTER DAVIDSON CO. TN.

0198759 IDENTIFICATION REFERENCE

Beatrix H. Aubee
BEATRIX H. AUBEE
Signature of Seller

Joseph Lawrence Aubee by his attorney-in-fact Beatrix H. Aubee
JOSEPH LAWRENCE AUBEE
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **27th** day of **June, 1996** before me personally appeared **BEATRIX H. AUBEE**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JOSEPH LAWRENCE AUBEE**, and acknowledged that he/she executed the same as the free act and deed of said **BEATRIX H. AUBEE**.

Witness my hand, at office, this **27th** day of **June, 1996.**

DENISE G. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires: 5/28/200

BOOK 10105 PG 775

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BEATRIX H. AUBEE**, the within named bargainor, 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 office in **DAVIDSON** County, this **27th** day of **June, 1996.**

Denise C. Allis

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

ROBERT J. DIERSING and CHRISTINA L. DIERSING

Property Address:

323 FOREST PARK, UNIT 6-1
MADISON, TH 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 043-13-0-A, PARCEL 065.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$37,700.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Christina L. Diersing

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **June, 1996.**

Denise C. Allis

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Unit No. 6-1 on the Plan of Robin Hood Condominiums of record in Plat Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Beatrix H. Aubee, a married person, by Deed from State Street Bank and Trust Company, as Trustee with full power, of record in Book 9370, page 327, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

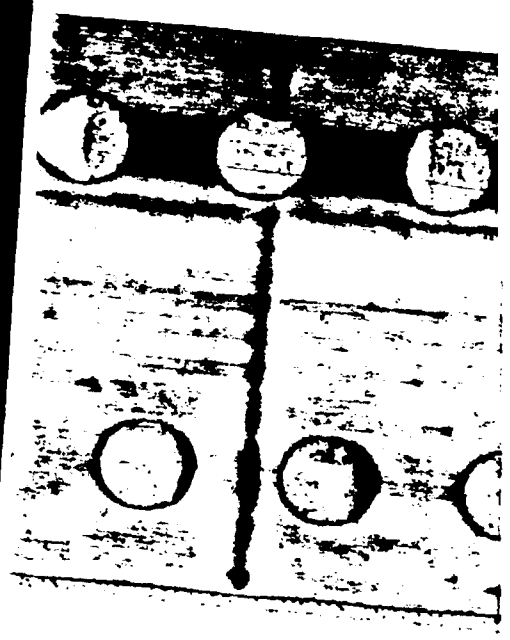
1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 043-13-0-A, PARCEL 065.00, 237.13).

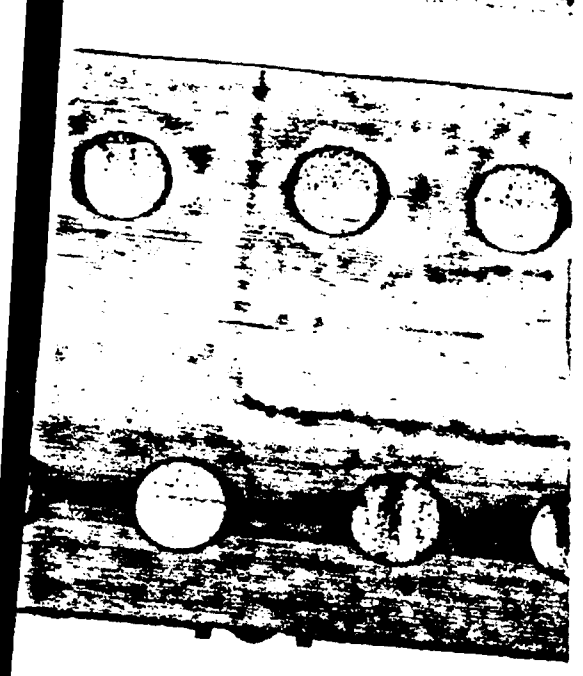
2. All matters set forth on the Plan of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, including all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws, of record in Book 5388, page 524, as supplemented in Book 6569, page 149, Register's Office for DAVIDSON County, Tennessee.

4. Charter of RobinHood Homeowner's Association, Inc., of record in Book 5383, page 314, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 777

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	37700.00
CON TX	139.49
PRFEE	1.00
WDEED	12.00
TOTAL	152.49
CHECK	152.49

07/01/96 01 14:23 0001 9989

0198759
IDENTIFICATION REFERENCE

96 JUL -1 PM 2:26
REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1057728