Davidson County DEEDWARR
Recvd: 06/06/01 14:31 2pgs
Fees:11.00 Taxes:458.43
20010606-0059383

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WARRANTY DEED

This Indenture made this **30th** day of **May, 2001** between **Walburg Von Raffler-Engel and Robert Engel,** , GRANTOR, and **Michael S. Hubbard and wife, Heather J. Hubbard** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Unit No. 6, located on the top floor of Building No. A, Park Circle Condominiums, as shown in Exhibit E to the Master Deed establishing a HORIZONTAL PROPERTY REGIME OF PARK CIRCLE CONDOMINIUMS, as of record in Book 6809, page 610-620, Register's Office for Davidson County Tennessee, along with an undivided interest in the common elements thereto of 1.96078% and subject to all terms and conditions of said of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walburg Von Reffler-Engel and Robert Engel by Warranty Deed from Marshall I. Karr, Trustee of record in Book 8048, page 722, and re-recorded in Book 8064, page 292, Register's Office for Davidson County, Tennessee, also see deed of record in Book 7086, page 243, Unite No. 12 was inadvertently conveyed by grantor to grantee by deed of correction of record in Deed Book 7599, page 11, as re-recorded in Book 7604, page 346. The correction conveying Unit No. 5 was made, the grantees and grantors believing said unit number to be then correct, this instrument is recorded to finally correct the unit number to 5 and to supersede the prior conveyances which inadvertently conveyed Unit 12 and Unit 5. It is the intention that only one Unit, that being Unit 6 is to be owned by the grantee herein.

Subject to Rules and Regulations of record in Book 8834, page 727, Register's Office for Davidson County, Tennessee.

Subject to Charter for HOA of record in Book 6820, page 916, Register's Office for Davidson County, Tennessee.

Subject to a Master Deed of record in Record Book 6809. page 569, and Book 9992, page 774, of record in Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Record Book 6809, page 624, Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **May, 2001.**

Walburg Von Raffler-Engel by Wayne Morris attorney-in-fact
Walburg Von Raffler-Engel

Robert Engel by Wayne Morris attorney-in-fact
Robert Engel

County of Davidson

State of Tennessee

On the 30th day of May, 2001, before me personally appeared Wayne E. Morris, 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 Walburg Von Raffler-Engel and Robert Engel, as his/her attorney in fact and acknowledged that Wayne E. Morris executed the same as the free act and deed of the said Walburg Von Raffler-Engel and Robert Engel. Said Power of Attorney being recorded in Book **_____, page _____, Register's Office for said County and State.

**BOTH POWER OF ATTORNEY DOCUMENTS ARE FILED SIMULTANEOUSLY HEREWITH # 20010606005938 1 and # 20010606005938 2

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $123900

Affiant

Subscribed and sworn before me this 30th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Michael S. Hubbard
105 West End Place
Nashville, Tennessee 37205

Send Tax Bills to:
Cendant Mortgage
P.O. Box 5954
Springfield, OH 45501

Map & Parcel Number:

Map 104 Group 9-0-G Parcel 6