Davidson County DEEDWARR
Recvd: 03/11/02 15:10 2pgs
Fees:13.00 Taxes:1454.10
20020311-0030344

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WARRANTY DEED

This Indenture made this **6th** day of **March, 2002** between **Walburga von Raffler Engel, unmarried, ,** GRANTOR, and **Donna M. Barber, a married person ,** as GRANTEEs

WITNESSETH, 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:

Land in Davidson County, Tennessee, being Unit No. 116, on the Plan of Revised Site Plan Brighton Close Phase 1A, 1B, 1D, and Phase II, as of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A. Ferdinard Engel and spouse, Walburga von Raffler Engel by deed from G & W Partners, a Tennessee general partnership composed of George Gianikes, Steve R. Wharry, and Albert J. Dale, Jr. of record in Book 8205, page 777, Register's Office for Davidson County, Tennessee. Said A. Ferdinard Engel having since conveyed his interest to Walburga von Raffler Engel by quitclaim deed of record in Book 8227, page 211, Register's Office for Davidson County, Tennessee.

Subject all matters of record in Plat Book 7900, page 136, and boundary plat of record in Book 6900, page 716, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20001003-00981481, Register's Office for Davidson County, Tennessee.

Subject to all matters found in an HOA Charter of record in Book 7522, page 131 and amended in Book 5273, page 908, Register's Office for Davidson County, Tennessee.

Improved property known as 116 Brighton Close, Nashville, Tennessee 37205.

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 **6th** day of **March, 2002.**

Walburga von Raffler Engel

Walburga von Raffler Engel
by Wayne E. Morris as Attorney in Fact
by W E Morris
atty-in-fact

County of Davidson

State of Tennessee

On the 6th day of March, 2002, 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 Walburga von Raffler 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 Walburga von Raffler Engel. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County.

**INSTRUMENT NUMBER _____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $393000

Donna M. Barber
Affiant

Subscribed and sworn before me this 6th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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

Address of New Owner
Donna M. Barber
116 Brighton Close
Nashville, Tennessee 37205

Send Tax Bills to:
Donna M. Barber
116 Brighton Close
Nashville, Tennessee 37205

Map & Parcel Number:

Map 104-13-F Parcel 116