Davidson County DEEDWARR
Recvd: 07/28/03 14:42 2pgs
Fees:13.00 Taxes:925.00

20030728-0105226

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2003.

Notary Public

My Commission Expires: 2-7-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address New Owner As Follows:
John D. Donbeck and
Patricia K. Donbeck
610 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
GMAC Mortgage Corp.
100 Witmer Road
Horsham, PA 19044

Map-Parcel Number
117-2C-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY D. STAPLES, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN P. DONBECK AND WIFE, PATRICIA K. DONBECK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 6 and Carport 6A, a part of Section "A", Woodlawn Manor, Inc., a tract as shown per Plat Book 3700, page 12, which has voided and superceded by Regency Park, as per Plat Book 3700, pages 111 and 112, said Register's Office, the part hereby conveyed being:

Unit No. 6 on the said section plat, together with the carport designated 6A, as shown in and described by the Master Deed establishing horizontal property regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, said Register's Office, as amended by instruments of record in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; and in Book 11288, page 513, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyors Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Herman D. Staples and wife, Mary D. Staples by deed from Joseph J. Cunningham and wife, Susan E. Cunningham, of record in Book 9427, page 153, Register's Office for Davidson County, Tennessee. The said Herman D. Staples having since died.

A new legal description was not prepared for this transaction.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Woodlawn Manor, Inc. Condominium, of record in Book 3815, page 778, Register's Office for said County, as amended by Amendments to By-Laws of record in Book 4364, page 381, changing the name to Regency Park Condominiums, and further amended by Amendment to By-Laws of record in Book 4767, page 431, and at Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83 and in Book 11288, page 513, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 610 Timber Lane, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 I further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of July, 2003.

Mary D. Staples

Mary D. Staples

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY D. STAPLES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of July, 2003.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

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