Davidson County DEEDWARR
Recvd: 05/06/04 11:04 2pgs
Fees:13.00 Taxes:267.51

20040506-0051842

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater, for this transfer is $72,300.00.

Subscribed and sworn to before me, this 3rd day of May, 2004.

My Commission Expires:

Affiant

Notary Public

CAROLE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS, INC.
205 POWELL PLACE
SUITE 227
BRENTWOOD, TN 37027 #29350

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: JOSHUA D. ENGELMAN		NAME: AmSouth Bank	
STREET ADDRESS: 544 THOMAS JEFFERSON CIRCLE		STREET ADDRESS: 2050 Parkway Office Circle	
CITY: Madison	STATE: TENNESSEE	CITY: Birmingham	STATE: AL
ZIP CODE: 37115		ZIP CODE: 35244	
MAP & PARCEL NO.: 034-05-0-A 051.00CO			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, IRIS B. HUBBARD, A MARRRIED WOMAN, AND HUSBAND, JULIUS P. HUBBARD.
HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JOSHUA D. ENGELMAN, UNMARRIED,

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING UNIT NO. 51, ON THE PLAN OF MONTICELLO MANOR, WHICH IS OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO IRIS B. HUBBARD BY WARRANTY DEED FROM RONALD E. PEARCE AND WIFE, CATHERINE S. PEARCE, DATED 03/11/2002, RECORDED 06/10/2002, AS DOCUMENT NO. 20020610-0069983, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE RECORDS.

THIS IS IMPROVED PROPERTY KNOWN AS 544 THOMAS JEFFERSON CIRCLE, MADISON, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 3RD DAY OF MAY, 2004.

Iris Hubbard

Julieus P. Hubbard

State TN
County of Williamson ss

On this the 3rd day of May, 2004, before me, the undersigned Notary Public, personally appeared **Iris B. Hubbard**, AND Julieus P. Hubbard known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN
MY COMM. EXP. 11/26/05

WARRANTY DEED