Davidson County DEEDWARR
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Fees:33.00 Taxes:658.60
20030605-0077663

FILE BOX 45

This Instrument was prepared by Messrs. Porch Peeler Williams & Thomason, Solicitors & Attorneys, Chambers at 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $178,000 cash in hand paid by Sabrina J. Habernigg, the receipt of which is hereby acknowledged, we, MARY ELIZABETH RUSHTON LEMANQUAIS, MARTHA MAE RUSHTON TAYLOR, LULA ELLEN RUSHTON DAVIS, JUNE RUSHTON RICE and ALICE LOIS RUSHTON ROBERTS, devisees under the Will & Testament of our sister, Dorothy Rushton Germann, late of Davidson County, Tennessee, this date have bargained and sold and by these presents transfer and convey unto her the said SABRINA J. HABERNIGG, her heirs and assigns, a certain tract of land in the First Civil District of Davidson County, Tennessee, described as follows:

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Resubdivision of Lots 171 through 176, Section 5, Sutherland Heights, of record in Plat Book 5800, page 12, Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description.

DERIVATION OF TITLE

BEING property acquired by Charles W. Germann and wife, Dorothy R. Germann, by

deeds of record in Book 5764, page 997, and Book 5806, page 610, Register's Office of Davidson County, Tennessee. Charles W. Germann died prior to Dorothy R. Germann. She survived to the entire interest therein as surviving tenant by the entireties. Our sister, Dorothy R. Germann, being one and the same person as Dorothy Rushton Germann, died testate a citizen and resident of Davidson County, Tennessee, on 17th January 2003. By the terms of her last Will & Testament admitted to probate by the Circuit Court for Davidson County, Tennessee (Probate Division) on 10th February 2003, and of record at Document No. 5073/1021341 in the Office of the Probate Clerk, she devised the entire interest in and to said property to us and to our brother, Francis Marion Rushton. Francis Marion Rushton died prior to our sister and by the terms of our sister's Will the devise to him lapsed.

HABENDUM

To Have and to Hold the said tract of land with the appurtenances, estate, title, and interest thereto belonging to her the said SABRINA J. HABERNIGG, her heirs and assigns, forever.

COVENANTS

We covenant with her the said SABRINA J. HABERNIGG that we are lawfully seized and possessed of said land in Fee Simple and we have a good right to convey it and the same is unencumbered except (a) by the lien securing *ad valorem* real property taxes as may be assessed and levied thereon for the current calendar year, (b) by rights of way and easements thereon for utility lines and drainage as may traverse the same, including but not limited to those as shown on the plats or plans of record relative thereto, and (c) by subdivision

setbacks, restrictions and protective covenants of record in Register's Office of Davidson County, Tennessee, applicable thereto or to any part thereof.

We further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to her the said SABRINA J. HABERNIGG, her heirs and assigns, against the lawful claims of all persons whomsoever.

QUITCLAIM

AND NOW, we, ROBERT DAVIS, husband of Lula Ellen Rushton Davis, and BILLY P. RICE, husband of June Rushton Rice, hereby remise, release and quitclaim unto her the said SABRINA J. HABERNIGG all marital right, title and interest that we may have in and to the foregoing described tract of land by virtue of our intermarriage with our respective wives who are grantors herein.

WITNESS our hands this May 1, 2003.

Mary Elizabeth Rushton LeManquais

Mary Elizabeth Rushton LeManquais

Martha M. Rushton Taylor

Martha Mae Rushton Taylor

Lula Ellen Rushton Davis

Lula Ellen Rushton Davis

Robert Davis

Robert Davis

June Rushton Rice

June Rushton Rice

Billy P. Rice

Billy P. Rice

Alice Lois Rushton Roberts

Alice Lois Rushton Roberts

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named MARY ELIZABETH RUSHTON LEMANQUAIS, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ WAVERLY, Tennessee, this 12 day of May 2003.

Notary Public

JOHN LEE WILLIAMS
ATTORNEY AT [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
OFFICIAL SEAL

My Commission Expires:
9-13-04

STATE OF OHIO)
)
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named MARTHA MAE RUSHTON TAYLOR, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dayton, Ohio, this 5 day of May 2003.

Julia L. Doughtry
Notary Public

My Commission Expires:
March 3, 2006

NOTARY PUBLIC STATE OF OHIO
SEAL COUNTY
Notary Public, State of Ohio
My Commission Expires March 3, 2006

STATE OF MISSOURI)
)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public in and for said County and State, the within named LULA ELLEN RUSHTON DAVIS and husband, ROBERT DAVIS, with whom I am personally acquainted, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sullivan, Missouri, this 6 day of May 2003.

Notary JUNE DAVIS-ROGERS
NOTARY PUBLIC
NOTARY SEAL STATE OF MISSOURI
FRANKLIN COUNTY
My Commission Expires on Dec. 25, 2006

My Commission Expires:

12-25-2006

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named JUNE RUSHTON RICE and husband, BILLY P. RICE, with whom I am personally acquainted, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 12 day of May 2003.

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
OFFICIAL SEAL

My Commission Expires:

9-13-2004

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, a Notary Public in and for said County and State, the within named ALICE LOIS RUSHTON ROBERTS, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 8th day of May 2003.

Kathy E. Helms
Notary Public

KATHY E. HELMS NOTARY PUBLIC AT LARGE KNOX CO., TENN.

My Commission Expires:
9-29-04

This property is identified as Parcel **06211000300** Map **19** in the Office of the Assessor of Property.

The name and address of the new owner to whom the tax statement should be sent is **Sabrina J. Habernigg,** 2916 Western Hill Dr. Nashville, TN 37214.

I swear that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$178,000**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 23rd day of **May 2003.**

Notary Public

My Commission Expires:
3/31/07

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.