REALTY TITLE 06
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Davidson County DEEDWARR
Recvd: 04/08/04 14:40 2pgs
Fees:13.00 Taxes:466.20
20040408-0040395

KEVIN STEINIKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Subscribed and sworn to before me, this 26TH day of MARCH, 2004.

Notary Public
My commission expires: 9-14-07

Address of New Owner:	Send Tax Bills to:	Tax Information
Susan J. Seroff 2816 Blackwood Dr. Nashville TN 37214	Advanced Home Funding 5120 Virginia Way, Suite B-21 Brentwood, TN 37027	108-04-0-A-028

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John W. Haabauer, unmarried, and Linda J. Dempsey, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Susan J. Seroff, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, TN, being Lot No. 78 on the plan of Section Two Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John W. Haarbauer, married, and Linda J. Dempsey, unmarried, by deed, dated 05/27/93, from Frank Batson Homes, Inc. of record in Book 8966, Page 166, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2816 Blackwood Dr., Nashville, TN 37214

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of March 2004.

John W. Haabauer

Linda J. Dempsey

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John W. Haabauer and Linda J. Dempsey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in ~~Mt. Juliet~~ Columbia, TN, this 24 day of March 2004.

Susan Finch
Notary Public

NOTARY PUBLIC AT LARGE
SUSAN FINCH
MAURY COUNTY, TENN. EXP. 03-22-2005

My Commission expires 3-22-05