[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael & Jennifer Haarbauer	New Owner	Map 83-1
1112 Sharpe Ave		Parcel 349.00
Nashville, TN 37206		11877 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Richard L. Rider, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Michael Haarbauer and wife, Jennifer Haarbauer,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 13 on the map of J. B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 foot on the southerly side of Sharpe Avenue and runs back 147.73 feet on the westerly line and 148.84 feet on the easterly line to an alley on which it measures 60 feet.

Being the same property conveyed to Richard L. Rider, by deed from Robert H. Miller and wife, Louise Miller, of record in Book 9071, page 878, said Register's Office.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 04/13/04 15:51 2pgs
Fees:13.00 Taxes:349.65
20040413-0041544

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 57, page 133, Register's Office.

This is improved property commonly known as 1112 Sharpe Ave, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $94,500.00.

Affiant

Subscribed and sworn to before me this day of April, 2004.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this day of April, 2004.

Richard L. Rider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard L. Rider**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of April, 2004.

BARBARA KEMRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212