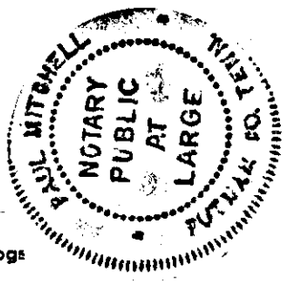
FILE BOX 45



Davidson County DEEDWARR
Recvd: 03/17/05 10:45 2 pgs
Fees:13.00 Taxes:862.10



20050317-0029387

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2005

NOTARY PUBLIC

My Commission expires: 2-22-06

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven Michael Peffer	ABN AMRO Mortgage Group, Inc.	Map 142-13
(NAME)	(NAME)	
800 Eades Ct.	2600 W. Big Beaver Rd.	Group A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Troy, MI 48084	Parcel 081.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Adam Habart and Amy Habart, husband and wife

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven Michael Peffer and wife, Lori Jo Peffer

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 81, on the plan of Riverside, Phase 2, as shown on plat of record in Plat Book 7900, Page 656, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Adam Habart and Amy Habart, husband and wife, by Deed of Record as Instrument No. 20030319-0036237, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7405, page 780, as amended as Instrument No. 20040419-0044162, said Register's Office.

Easements of record in Book 6970, page 275, Book 6970, page 278, Book 6970, page 281, and Book 6972, page 45, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 800 Eades Ct., Nashville, TN 37221

FILE BOX 45

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 16 day of March 2005.

Adam Habart

Adam Habart

Amy Habart

Amy Habart

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Adam Habart and Amy Habart husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of March 2005.

PAUL MITCHELL NOTARY PUBLIC AT LARGE

My Commission expires:
2-22-06

Notary Public