Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2005.

Notary Public
My commission expires: 7/29/07

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 06/27/05 12:28 2 pgs
Fees:13.00 Taxes:576.83

20050627-0073519

07-0505-82010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Franziska Suter	Irwin Mortgage Corporation	161-03-0-143
5060 N. Hilson Dr.	10500 Kincaid Drive	
Nashville TN 37211	Fishers, IN 46038	

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, **Julie Haberer and husband, Kraig Haberer**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Franziska Suter** unmarried, hereinafter called the Grantees, their 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, Tennessee, being Lot No. 24 on the plan of McMurray Park, of record in Plat Book 5050, Page 89, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie Haberer and Kraig Haberer by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated September 7, 2004, of record in Instrument Number 20041026-0128338, Register's Office for Davidson County, Tennessee.

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 5060 N. Hilson Dr., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees 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 Grantees, their 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 22nd day of June, 2005.

Julie Haberer

Kraig Haberer by Julie Haberer his Atty In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie Haberer ~~and Kraig Haberer~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of June, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JULIE HABERER, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for KRAIG HABERER, and that she is authorized by KRAIG HABERER, to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 22nd day of June, 2005.

My Commission Expires: 5/24/2008

NOTARY PUBLIC

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN