This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Steven E. Habacker
Sheila ~~XXXXX~~ M. Habacker
604 Andrew Rucker Lane
Nashville, TN 37211

SEND TAX BILL:

Professional Mortgage Group Inc.
322 Robert Rose Dr.
Murfreesboro TN 37129

MORTGAGEE:

MAP AND PARCEL:
MAP 161-14-0
PARCEL 18 CO

Davidson County DEEDWARR
Recvd: 09/12/05 10:30 3 pgs
Fees:18.00 Taxes:1183.63
20050912-0109187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Ronald Webb and wife, Elizabeth Corley Webb**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Steven E. Habacker and wife, ~~Sheila~~ Sheila M. Habacker**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase I of Thrible Springs Estates, as of record in Plat Book 6900, page 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Timothy Ronald Webb and wife, Elizabeth Corley Webb, by deed from Dale W. Jones, dated June 8, 1993, of record in Book 8977, page 859, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 604 Andrew Rucker Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of September, 2005.

Timothy Ronald Webb by Elizabeth Corley Webb

Timothy Ronald Webb by Elizabeth Corley Webb, Attorney-in-Fact pursuant to Power of Attorney of record in Inst. No. 20050912-0109186, RODCT.

Elizabeth Corley Webb

Elizabeth Corley Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Elizabeth Corley Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of September, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, ELIZABETH CORLEY WEBB, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of TIMOTHY RONALD WEBB and who acknowledged that she executed the same as the free act and deed of TIMOTHY RONALD WEBB.

Witness my hand and official seal this 2nd day of September, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual value or consideration, whichever is greater, for this transfer is $319,900.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2005.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires: 12/18/05

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase I of Thrible Springs Estates, as of record in Plat Book 6900, page 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Ronald Webb and wife, Elizabeth Corley Webb, by deed from Dale W. Jones, dated June 8, 1993, of record in Book 8977, page 859, Register's Office for Davidson County, Tennessee.