THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23014-06-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $246,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Carolyn C. Robinson 213 Andover Way Nashville, TN 37221	**Send Tax Bills To:** Countrywide Home Loans, Inc. 3011 Armory Drive, #120 Nashville, TN 37204	**Tax Information:** Map No.142.16-0B Parcel No. 004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Speller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn C. Robinson and husband, Gerald L. Robinson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Andover Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2004.

Stephanie Speller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephanie Speller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/28/04 14:15 2pgs
Fees:13.00 Taxes:910.20

20040728-0090424

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Arlington Green Phase 1, as of record in Book 6900, page 399 amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie S. Kornman and husband, Christopher L. Kornman by deed dated 06/25/2001 from Kelley J. Battles, III and wife, Amber Battles of record in Instrument No. 20010629-0069046, Register's Office for Davidson County, Tennessee. Stephanie S. Kornman and Christopher L. Kornman have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 2D-2422. Christopher L. Kornman has conveyed his interest in said property to Stephanie Kornman by Quitclaim Deed of record in Instrument No. 20021219-0157157, Register's Office for Davidson County, Tennessee. The said Stephanie S. Korman baving been restored to her maiden name, Stephanie Speller by the Final Decree in the above referenced divorce proceeding.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions By-Laws and Retrictions for Arlington Green, of record in Book 8120, page 402, amended in Book 8120, page 485, Book 8180, pages 230 & 232, Book 8181, page 62, Book 8902, page 963, and in Book 11232, page 427;
3. Dedication of common area to Arlington Green Homeowners' Association, Inc. of record in Book 8625, page 75;
4. Charter of Incorporation of Arlington Green Community Association, Inc. of record in Book 8170, page 450, amended in Book 11272, page 886;
5. All matters appearing on the Plan of record as Book 6900, page 399, amended in Book 7517, page 281;
6. Easement of record in Book 4594, page 650; and
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5459, page 654, and in Book 5473, page 171, Register's Office for Davidson County, Tennessee.