STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Robin R Loeppke
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 12:55 2 pgs
Fees:13.00 Taxes:749.25
20050512-0053755

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robin R. Loeppke
2946 Primrose Circle
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 117-04-0-348

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren H. Houston, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Robin R. Loeppke, married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING the northerly portion of Lot No. 3 of Block "B" on the Map of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by Campbell, McRae and Assoc. Surveying, Inc. dated 9/6/95, License No. 1673, whose address is 2424 21st Ave. South, Nashville, TN 37212 as follows:

Said Lot No. 3, Block "B", fronts 65 feet on the southwesterly margin of Primrose Circle and extends back 75.9 feet on the northwesterly line and 77.9 feet on the southeasterly line to the northerly line of the property conveyed to the State of Tennessee by deed from Hal E. Wilson, Jr. and Alfred Hersh D/B/A & W Properties, of record in Book 4784, page 282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren H. Houston, unmarried, by Quitclaim Deed from Roy Culotta and wife, Jennifer Culotta of record in Instrument No. 20050512-0053754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1174, Page 492, and Book 1191, page 223, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3983, Page 233, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

&. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2946 Primrose Circle, Nashville, Tennessee 37212.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 10th day of May, 2005.

Lauren H. Houston

Lauren H. Houston

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 Lauren H. Houston, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2005.

Notary Public

My Commission Expires: 11/11/05

DONALD R. PARRETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12706-BP