WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 245,100.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00894

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer Smith Ozburn	Countrywide Home Loans, Inc.	MAP:161-01-B
5144 Glencarron	801 Crescent Centre Drive, #510	Parcel:118.00CO
Nashville, TN 37220	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOEY COPPAGE AND WIFE, PAM COPPAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER SMITH OZBURN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5144 Glencarron, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said 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 hand on the 22nd day of July, 2005.

Joey Coppage

Pam Coppage

Davidson County DEEDWARR
Recvd: 08/04/05 10:11 2 pgs
Fees:13.00 Taxes:906.87
20050804-0091634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOEY COPPAGE AND PAM COPPAGE, the bargainor(s), with whom I am personally acquainted (or proved to me on 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 Brentwood, Tennessee , this 22nd day of July, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN 32ND COUNCILMANIC DISTRICT OF DAVIDSON, TENNESSEE, BEING LOT 42, ABERDEEN WOODS, FIRST REVISION, PHASE THREE, SECTION ONE, ABERDEEN WOODS, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 200005230051434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOEY COPPAGE AND WIFE, PAM COPPAGE BY WARRANTY DEED FROM DRESS PREMIER HOMES, INC. F/K/A DRESS PREFERRED COLLECTION, INC., AN OHIO CORPORATION, RECORDED ON THE 16TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030616-0082595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.