WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF **Tennessee**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. **29th Day of July, 2005.**

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James and Heather Robbins	**Countrywide Home Loans, Inc.**	**Map 155.16-0A-296**
(NAME)	(NAME)	
5625 Traceside Drive	**3011 Armory Drive Ste 120**	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	**Nashville TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29 day of July, 20 05 by and between EDWARD A. TEPPER AND ARLINE B. TEPPER , party of the first part, and **James Robbins and Heather Robbins, Husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

General Partnership

Being the same property conveyed to EDWARD A. TEPPER AND ARLINE B. TEPPER by deed from **Centex Homes, a Nevada** , dated 01-4-2001 and filed of record in Record Book *, page ____, Register's Office for DAVIDSON County, Tennessee.

*200001070002355

Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/08/05 13:17 3 pgs
Fees:18.00 Taxes:962.00

20050808-0093351

EDWARD A. TEPPER

ARLINE B. TEPPER

STATE OF Connecticut
COUNTY OF Hartford

Before me, a Notary Public in and for said County and State, personally appeared EDWARD A. TEPPER, individual(s) and who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed. Arline B. Tepper

Witness my hand and official seal at Hartford, Conn. this 10 day of June, 2005

Commission expires: Nov. 30, 2006

Shalaka S. Madkekar
Notary Public

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared ARLINE B. TEPPER, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at _____, _____ this_____day of_____,_____.

Commission expires:

_____
Notary Public

EXHIBIT "A"

----------LEGAL DESCRIPTION----------

BEING Lot No. 262, Section Ten, Traceside Revision One Subdivision, as shown by plat of record in Plat Book 9700, Page 827, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward A. Tepper, and Wife, Arline B. Tepper by deed from Centex Homes, a Nevada General Partnership, Dated for 01/4/2000 and Filed on 1/7/2000 of record in Instrument # 20000107-0002355, Register's Office for said County.