BOX 15

STATE OF KENTUCKY
COUNTY OF BOYD
The actual consideration or value, whichever is greater, for this transfer is $ 387,000.00.

Ronald F. Huffman Jr.
Affiant

Sworn to and Subscribed before me on this the 27th day of December, 2005.

Scott Wallace
NOTARY PUBLIC
My Commission Expires: 8-27-07

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 01/09/06 15:29 3 pgs
Fees:18.00 Taxes:1431.90
20060109-0003215

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Scott R. Kopriva	~~same~~ Cendant Mortgage	Map 172-14-B
5219 Ravens Glen	3000 Leadenhall Road	Parcel 141
Nashville, TN 37211	Mt. Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald F. Huffman, Jr., and wife, Ginger Klesk-Huffman**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott R. Kopriva and wife, Kristi M. Kopriva**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

BEING Lot No. 141, on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned United Development, of record as Instrument 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald K. Huffman Jr., and wife, Ginger Klesk-Huffman by Warranty Deed from Franklin Heritage Homes, LLC, dated May 21, 2001 and recorded in Instrument No. 20010525-0054605, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed.

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

(A) Subject to Covenants and Restrictions for Winfield Park S/D as recorded in Book 11113, Page 691, Register of Deeds for Davidson County, TN.

(B) Subject to Easement Agreement as recorded in Book 11124, Page 852, said Register's Office.

(C) Subject to Easement restriction as recorded in Book 11628, Page 204, said Register's Office.

(D) Subject to ByLaws as recorded in Book 11113, Page 717, said Register's Office.

(E) Subject to all matters as set forth on the plan of record in Instrument Nos. 200002250018478, 200002250018479, and 200002250018480, said Register's Office.

(F) Subject to Plan of record in Instrument No. 200103130024087, said Register's Office.

And we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of December, 2005.

Ronald F. Huffman, Jr.
By: Charles R. Holbrook III, Attorney-in-Fact
(Limited Power-of-Attorney Recorded As Instrument _____, RODCT Simultaneously Herewith)

Ginger Klesk-Huffman
By: Charles R. Holbrook III, Attorney-in-Fact
(Limited Power-of-Attorney Recorded As Instrument _____, RODCT Simultaneously Herewith)

STATE OF KENTUCKY
COUNTY OF BOYD

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, **Charles R. Holbrook III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney In Fact for **Ronald F. Huffman, Jr.** , the within named bargainor, and that he as such Attorney In Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Ronald F. Huffman, Jr.** by the said **Charles R. Holbrook III.**

WITNESS, my hand and official seal on this the 23rd day of December, 2005.

BETTY WALLACE NOTARY PUBLIC STATE AT LARGE, KENTUCKY

NOTARY PUBLIC

My Commission Expires: 8-27-07

STATE OF KENTUCKY
COUNTY OF BOYD

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, **Charles R. Holbrook III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney In Fact for **Ginger Klesk-Huffman**, the within named bargainor, and that he as such Attorney In Fact being authorized so to do, executed the foregoing instrument for the purposes

therein contained by signing the name of **Ginger Klesk-Huffman,** by the said **Charles R. Holbrook III.**

WITNESS, my hand and official seal on this the 28th day of December, 2005.

Becky Wallace
NOTARY PUBLIC

My Commission Expires: 8-27-07

NOTARY PUBLIC STATE AT LARGE, KENTUCKY