This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark LePera
8930 Beacon St
Fort Myers FL 33907

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth
5217 Maryland Way
Brentwood, TN 37027

MAP	**94**
GROUP	**1**
PARCEL	**161**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helen Lackey,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Mark LePera** , hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 3 on the Map of Haynie's Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee. Said Lot fronts 55 feet on the westerly side of South 12th Street and runs back between lines, 165.3 feet on the northerly line and 175.2 feet on the southerly line, along the northerly margin of an alley, to another alley in the rear measuring 54 feet thereon.

Being the same property conveyed to Earl R. Lackey and wife, Helen Lackey by deed from Horace W. Green and wife, Ruth Harris Green of record in Book 4874, Page 421, Register's Office for Davidson County, Tennessee. Earl R. Lackey is deceased, having died in 1997.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **906 South 12th Street, Nashville, Tennessee 37206.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 10/03/05 10:06 2 pgs
Fees:13.00 Taxes:219.78
20051003-0118262

WITNESS our hands this the **23rd** day of **September, 2005.**

Helen Lackey

Helen Lackey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helen Lackey**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of September, 2005.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $59,400.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day
of September, 2005.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009