Return To:
Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115
File#05-472

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS THE 8TH DAY OF ~~OCTOBER~~ NOVEMBER, 2005

NOTARY PUBLIC AT LARGE

MY COMMISION EXPIRES
(AFFIX SEAL)

BARBARA BLACK NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

Davidson County DEEDWARR
Recvd: 11/14/05 09:57 3 pgs
Fees:18.00 Taxes:358.90
20051114-0136845

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Mark Lepera	**Mark Lepera**	**93-I-A/58.00**
8930 Beacon Street	**8930 Beacon Street**	
Fort Myers, Florida 33907	**Fort Myers, Florida 33907**	

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

Arleen Nicastro, a single woman,

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

Mark Lepera, married,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All Restrictions of record in Book 2300, page 421, Register's Office for Davidson County, Tennessee.

(X) Improved
This ( ) Unimproved property is known as: **801 Delray Drive**
Nashville, TN 37209

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 I do not covenant with the said GRANTEE 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 ever defend the title to the said land to the said GRANTEE, 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.

Witness my hand this 10 day of ~~OCTOBER~~ November, 2005.

Arleen Nicastro
Arleen Nicastro

STATE OF NC
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Arleen Nicastro**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wachovia Bank Forest City NC
this 10 day of ~~OCTOBER~~ November, 2005.

PATRICIA TIPTON NOTARY PUBLIC RUTHERFORD COUNTY NC

Patricia Tipton
Notary Public

My Commission Expires: 5-25-09

Exhibit "A"

LAND in Davidson County, Tennessee being Lot No. 67, on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arleen Nicastro, a single woman, by Warranty Deed from Richard B. Sundock, unmarried, dated September 15, 2003, and filed for record September 24, 2003, in Instrument Number 20030924-0141292, Register's Office for Davidson County, Tennessee.