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

Williams Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark LePera
8930 Beacon Street
Fort Myers, FL 33901

MORTGAGEE:
Community First Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 12/20/05 11:05 2 pgs
Fees:13.00 Taxes:869.50
20051220-0152501

SEND TAX BILL TO:
Owner

MAP **83-7**
GROUP
PARCEL **25.00 & 26.00**

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, **Michael Chelius, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does 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:

Lot No. 7:

Land in Davidson County, Tennessee, being the east half of Lot 7 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office for said County, described as follows:

Said part of said lot fronts 50 feet ont he northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear.

Lot No. 8:

Land in Davidson County, Tennessee being the west half of Lot 8 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office, Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear. Description taken from the previous warranty deed.

Being the same property conveyed to Michael Chelius, unmarried by deed from Wesley Hightower and Steve Chaisson of record in Instrument No. 20050630-0075087, Register's Office for Davidson County, Tennessee.

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 2006 and subsequent years.

This is **improved** property known as **27 A-D Waters Avenue, 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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his 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.

WITNESS my hand this the **14th** day of **December, 2005.**

Michael Chelius

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 14th day of December, 2005.

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 $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2005.

Rebecca T. Garland
NOTARY PUBLIC

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

My Commission Expires: 5/23/2009