WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,760.00

X Robert L Stanley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2005

Zana C. Petty
Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark LePera	SunTrust Mortgage, Inc.	Map 72
2000 Piedmont Avenue	201 Fourth Avenue North, 7th Floor	Group 12
Nashville, TN 37216	Nashville, TN 37219	Parcel 164

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, we

Robert L. Stanley and wife, Martha J. Stanley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark LePera

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 173 and the westerly one-half of Lot No. 174 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office For Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 115 feet on the southerly side of Piedmont Avenue and run back 157 feet on the westerly line of Lot No. 173 and 156.6 feet on the easterly side of said part of Lot No. 174 to a dead line in the rear measuring 115 feet thereon.

BEING the same property conveyed to Robert L. Stanley and wife, Martha J. Stanley by deed from James R. Jackson and wife, Gloria W. Jackson, of record in Book 4922, Page 996, dated June 16, 1975, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1835, Page 20, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2000 Piedmont Avenue, Nashville, TN 37216

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, unless otherwise herein set out; 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. 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 our hands this 30th day of December, 2005.

Robert L Stanley
Robert L. Stanley

Martha J Stanley
Martha J. Stanley

Davidson County DEEDWARR
Recvd: 01/09/06 08:41 2 pgs
Fees:13.00 Taxes:542.98

20060109-0002615

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Stanley and Martha J. Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December 2005.

My Commission Expires: 01/27/07

Notary Public

