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

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:
SunTrust Mortgage Inc.
P. O. Box 57028
Irvine, TX 92619-7028

MAP **105-5**
GROUP
PARCEL **372**

Davidson County DEEDWARR
Recvd: 03/01/06 10:23 2 pgs
Fees:13.00 Taxes:486.55
20060301-0023432

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, **Robert Edward Lee, IV, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark LePera, married**, 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 in A. V. Jones Subdivision of Jones and Dudley Addition, of record in Plat Book 57, page 147, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 3 fronts 50 feet on the south side of Summitt Avenue and runs back between parallel lines 151 feet to an alley.

Being the same property conveyed to Robert Edward Lee, IV, married by deed from Bernice M. Karr of record in Instrument no. 20051018-0125727, 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 **1019 Summit Avenue, Nashville, Tennessee 37203.**

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.

LIBBY M. LEE joins in this conveyance to transfer any right, title or interest she may have in subject property.

WITNESS my hand this the **22nd** day of **February, 2006.**

Robert Edward Lee, IV

Libby M. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Edward Lee, IV and Libby M. Lee**, the bargainors, 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 22nd day of February, 2006.

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 $131,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009