WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/06 09:07 2 pgs
Fees:13.00 Taxes:173.90

20060309-0027363

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $47,000.00.

Affiant

Subscribed and sworn to before me this 24 day of February, 2006

Notary Public
My Commission expires: 6-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark LePera	Owner	94-01-336.00
~~905 South 14th Street~~ 8930 Beacon Street		
~~Nashville, TN 37206~~ Fort Myers, FL 33907		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robertson Rentals, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark LePera**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 58 on the plan of Shelby Heights, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robertson Rentals, LLC, from William B. Young and wife, Juanita W. Young, also known as Ruth Juanita Young, by deed on November 23, 2005, of record in Instrument Number 20051201-0144331, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 171, Register's Office Davidson County, Tennessee.

This is improved property known as: **905 South 14th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 24, 2006.

Robertson Rentals, LLC

By Joseph Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of February, 2006, before me, appeared Joseph Robertson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Rentals, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY