Davidson County DEEDWARR
Recvd: 04/06/06 12:37 2 pgs
Fees:13.00 Taxes:832.13

20060406-0039721

WARRANTY DEED

B-FFM-06-626

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lepera	SunTrust Mortgage, Inc.	
626 Skyview Drive	(NAME) 201 4th Avenue North, 7th Floor	83-10-346
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS LANE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK LEPERA, hereinafter called the Grantee(s), their heirs and assigns, that 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. 44 ON THE MAP OF ROLLING ACRES, OF RECORD IN BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 75 FEET ON THE WESTERLY SIDE OF SKY VIEW DRIVE AND RUNS BACK BETWEEN LINE 155.9 FEET ON THE NORTH LINE AND 156.8 FEET ON THE SOUTH LINE, TO A DEAD LINE ON WHICH IT MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER LANE BY WARRANTY DEED FROM NAOMI L. THOMAS, RECORDED ON THE 15TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021115-0142341 RE-RECORDED AT INSTRUMENT NO. 20021220-0157747, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 626 Skyview Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2006.

Chris Lane by Lesley Lane, his attorney-in-fact

Chris Lane by Lesley Lane, his attorney-in-fact

Lesley Lane

Lesley Lane

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lesley Lane, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Chris Lane and acknowledged that he/she executed the same as the free act and deed of the said Chris Lane.

Witness my hand and official seal at Nashville, TN on this the 31st day of March, 2006.

NOTARY PUBLIC

My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903