WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/06 10:02 2 pgs
Fees:13.00 Taxes:286.75

20060420-0045271

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Debbie Gaucie
Affiant

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2006.

Shanna Ray
Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lepera and John Gilletti	John Gilletti	Map 82-7
(NAME)	(NAME)	
808 Meridian Street	12649 Shannondale Dr.	
(ADDRESS)	(ADDRESS)	Parcel 89
Nashville, TN 37207	Ft. Meyers, FL 33913	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tennessee Equity Holdings, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Lepera and John Gilletti, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 808 Meridian Street, Nashville, TN 37207
(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 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 my hand this 18th day of April, 2006.

Tennessee Equity Holdings, Inc.

By: _____
Stephen Perez, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc., the within named bargainor, a corporation, and that such President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of April, 2006.

Commission expires:

Shanna Ray
Notary Public

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit: Being part of an unnumbered tract on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, and also known as Lot No. 144 on said unrecorded part of said tract, and described as follows: Beginning on the Westerly margin of Meridian Street 200.00 feet North of the Northerly margin of Hancock Street; thence with the Westerly margin of Meridian Street Northerly 50.0 feet; thence Westerly at right angles 174 1/2 feet to the Easterly margin of an alley; thence with said alley Southerly 50.0 feet; thence Easterly 174 1/2 feet to the point of beginning.

Being the same property conveyed to US Bank National Association as Trustee for Credit Suisse First Boston MBS Heat 2004-1 by Trustee's Deed filed for record 10/20/05 as Instrument No. 20051020-0126378, Register's Office for Davidson County, Tennessee, and being further conveyed to Tennessee Equity Holdings, Inc. by Deed from US Bank National Association as Trustee for Credit Suisse First Boston MBS Heat 2004-1, filed for record as Instrument No. 20060420-0045270, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 25, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED