Davidson County DEEDWARR
Recvd: 04/28/06 12:01 2 pgs
Fees:13.00 Taxes:436.60
20060428-0048904

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2006.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009
(Notary Stamp)

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Lepter, Sr. **Pamela J. Lepter**	**Regions Mortgage Corporation**	**Map 84-11, Parcel 133**
2316 Aubrey Drive	**810 Crescent Centre Drive, Suite 300**	
Nashville, Tennessee 37214	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Matthew Coode, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Lepter, Sr. and Pamela J. Lepter, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Maplecrest, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Matthew Coode, a married man, by Warranty Deed, from Judith A. Epley and husband, Bradley T. Epley, of record in Instrument No. 20020709-0082439, Dated June 28, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, pages 27 and 28, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1874, page 452 and Boo 1906, page 357, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2316 Aubrey Drive, Nashville, Tennessee 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of April, 2006.

X _____
John Matthew Coode

Rachel Coode, wife of John Matthew Coode, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

X _____
Rachel Coode

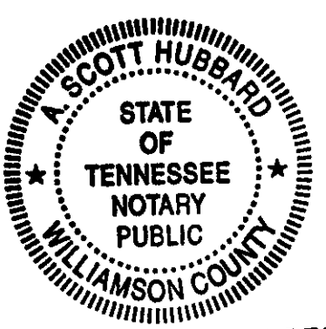
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, John Matthew Coode, and wife Rachel Coode, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 26th day of April, 2006.

_____
Notary Public

My Commission Expires:_____



MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06248-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027