Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Mark LePera
8930 Beacon Street
Fort Myers, FL 33907

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1808 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/10/06 15:52 2 pgs
Fees:13.00 Taxes:203.50
20060510-0055129

MAP 81-15
GROUP
PARCEL 355

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, **Ron Wayne Green, 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 located **in Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1:
Being Lot No. 18 on the Plan of Bransford Realty Company's Subdivision of the Manlove Addition of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 35 feet on the southerly side of Thompson Street, as widened, and runs back between parallel lines 157 feet to an alley.
Tract 2:
Being the westerly seven (7) feet to Lot No. 19, Bransford Reatly Company's Re-subdivision of the Manlove Tract (Warner Place) said part of said lot fronts seven feet on the south side of Thompson Street (Knowles Street); and runs back between parallel lines 157 feet.

Being the same property conveyed to Ron Wayne Green, unmarried by deed from SouthTrust Bank of Tennessee, N.A. - Nashville, formerly SouthTrust Bank of Tennessee of record in Book 10413, page 544, 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 **1713 Knowles Street, Nashville, Tennessee 37208.**

*The said property is not the marital residence of the Grantor.

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 covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

WITNESS my hand this **the 5th** day of **May, 2006.**

Ron Wayne Green

Ron Wayne Green

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ron Wayne Green,** the bargainor, 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 5th day of May, 2006.

Pamela B. Hampton

NOTARY PUBLIC

PAMELA B. HAMPTON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Comm Exp Oct 16, 2007

My Commission Expires: 10-16-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

Stephanie Spear

AFFIANT

Subscribed and sworn to before me on this 5th day of May, 2006.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009