Box 56

20060547

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $70,000.00

Affiant

Subscribed and sworn before me this the 26th day of May, 2006.

Notary Public
My commission expires: 3-28-2010

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 06/01/06 10:08 2 pgs
Fees:13.00 Taxes:259.00

20060601-0064311

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Lepera	Capital Bank & Trust	71-16-245
1209 North 7th	1808 West End Avenue	
Nashville, TN 37207	Nashville, TN 37203	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fletcher Lance, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Lepera, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 and the southerly 15 feet on Lot No. 250 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. Said Lot No. 249 and part of Lot No. 250 feet together 45 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Fletcher Lance, a married man, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated December 19, 2005, of record as Instrument No. 20051227-0154248, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1209 North 7th, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 26th day of May, 2006.

Fletcher Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fletcher Lance, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2006.

My commission expires:

3-28-2010

Notary Public

