NEW OWNER:

MARK LEPERA
8930 BEACON STREET
FORT MEYERS, FL 33901

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-0684

Map 051
Group 04 0
Parcels 088.00 & 089.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 06/12/06 10:23 4 pgs
Fees:23.00 Taxes:773.30
20060612-0069436

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Nine Thousand Dollars ($209,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NANCY H. SIMPKINS, individually, BEVERLY CLEFISCH, individually, BARBARA YATES, individually and as Co-Executrix of the Estate of Mary Estes Alexander, CYNTHIA CHAMPION, individually, AND ANITA TATE, individually and as Co-Executrix of the Estate of Mary Estes Alexander, being all the heirs of MARY ESTES ALEXANDER,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK LEPERA**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

PARCEL "A":
Land in Davidson County, Tennessee, and being Lot No. 27 on the plan of Madison Realty Company's Subdivision, Madison, Tennessee, as of record in Book 547, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed unto Mary Estes Alexander by deed from Arthur H. Moreland and wife, Vencie Lee Moreland, dated October 16, 2003, and of record as Instrument No. 20031020-0154446, in the Register's Office for Davidson County, Tennessee. Mary Estes Alexander is deceased, her Will being of record in Case No. 95P-1835, in the Seventh Circuit Court of Davidson County, Tennessee.

PARCEL "B":
Land in Davidson County, Tennessee, and being Lot No. 28 on the plan of Madison Realty Company's Subdivision, Madison, Tennessee, as of record in Book 547, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof. Said Lot No. 28 fronts 50 feet on the southerly side of Harrington Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed unto Mary E. Alexander by deed from James V. Sisco, dated December 7, 1967, and of record in Book 4195, Page 895, in the Register's Office for Davidson County, Tennessee. Mary Estes Alexander is deceased, her Will being of record in Case No. 95P-1835, in the Seventh Circuit Court of Davidson County, Tennessee.

Mary Estes Alexander and Mary E. Alexander are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 164, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of June, 2006.

Nancy H. Simpkins
NANCY H. SIMPKINS

Beverly Clefisch
BEVERLY CLEFISCH

By: Anita Tate
Anita Tate, Attorney in Fact pursuant to Power of Attorney of record as Instrument No. 20060526-0061990

Barbara Yates
BARBARA YATES, individually and as Co-Executrix of the Estate of Mary Estes Alexander

CYNTHIA CHAMPION

ANITA TATE, individually and as Co-Executrix of the Estate of Mary Estes Alexander

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NANCY H. SIMPKINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2006.

NOTARY PUBLIC

My commission expires: March 21, 2009

JEN LAVELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANITA TATE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **BEVERLY CLEFISCH,** the within-named bargainor, as the free act and deed of the said **BEVERLY CLEFISCH.**

WITNESS my hand and official seal at office, this 8th day of June, 2006.

NOTARY PUBLIC

My commission expires: 7-27-09

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARBARA YATES, individually and as Co-Executrix of the Estate of Mary Estes Alexander,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 2006.

NOTARY PUBLIC

My commission expires: 7-27-09

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CYNTHIA CHAMPION**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2006.

JEN LAVELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: March 21, 2009

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANITA TATE, individually and as Co-Executrix of the Estate of Mary Estes Alexander,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2006.

DAVID B. FOUCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09

****

The actual consideration or value, whichever is greater, for this transfer is **$209,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of June, 2006.

NOTARY PUBLIC

My commission expires: _____

HOLLY LEIGH SCOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008