Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NOTARY PUBLIC
WILSON COUNTY, TN
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $65,500.00

Affiant

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

Notary Public
My commission expires: _____

06-0605-72334

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert O'Grosky + MARK LePera 928 MARINA ST. NASHVILLE, TN 37206	MARK LePera 8930 Beacon ST. FT. MYERS, FL 33907	082-12-0-173.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John N. Kawinzi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert O'Grosky and Mark LePera, hereinafter called the Grantees, their successors 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. 54, on the Plan of Neil S. Brown's Addition to East Nashville, of record in Book 57, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description. *

Being the same property conveyed to John N. Kawinzi by Quitclaim Deed from Jason M. Muli, dated January 12, 1994, of record in Book 9220, Page 209, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John N. Kawinzi by Quitclaim Deed from Stephanie C. Kawinzi, dated July 16, 1997, of record in Book 10542, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 928 Marina Street, Nashville, TN 37206

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

*SAID LOT NO. 54 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARINA STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF MCFERRIN AVENUE, 170 FEET TO AN ALLEY.

Davidson County DEEDWARR
Recvd: 08/11/06 10:49 2 pgs
Fees:13.00 Taxes:242.35
20060811-0099114

WITNESS my hand this 26 day of July, 2006.

John N. Kawinzi

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John N. Kawinzi, 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 in Mt. Juliet, TN, this 26 day of July, 2006.

Notary Public
Davidson

My Commission expires 2-2-08