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:
Michael Pica
16268 Kelly Woods Drive
Ft. Myers, FL 33908

Davidson County DEEDWARR
Recvd: 01/24/07 13:47 3 pgs
Fees:18.00 Taxes:597.55
20070124-0009926

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
P. O. Box 961206, FTWX-22
Fort Worth, TX 76161

MAP 72-6
GROUP
PARCEL 3.00

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, **Mark LePera, a married man and Patricia Jenkins, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Pica, married,** hereinafter called the GRANTEE, his 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 the westerly 63 feet of Lot Nos. 34, 35 and 36 on the Plan of Maynor Place, as of record in Book 843, page 24, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said part of said lots fronts 63 feet on the northerly side of Maynor Avenue and runs back between parallel lines, 160 feet to the southerly line of Lot No. 79.

Being the same property conveyed to Mark LePera, a married man and Patricia Jenkins, unmarried by deed from Jeanne Merriweather, a married woman of record in Instrument no. 20060202-0013220, 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 2007 and subsequent years.

This is **improved** property known as **909 Maynor** AVE. **Nashville, Tennessee 37216.**

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, GRANTORS do covenant with the said GRANTEE that they 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 10th day of **January, 2007.**

Mark LePera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mark LePera, the bargainors, 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 ~~9th~~ 10th day of January, 2007.

Rebecca T. Garland
NOTARY PUBLIC

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

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $161,500.00.

AFFIANT

Subscribed and sworn to before me on this ~~9th~~ 10th day of January, 2007.

Rebecca T. Garland
NOTARY PUBLIC

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

My Commission Expires: 5/23/2009

WITNESS my hand this the 10th day of **January, 2007.**

Patricia Jeakins

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia Jeakins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:
June 15, 2008

Nancy Lucia
My Commission DD329247
Expires June 15, 2008