THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26422-03-2007** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $363,175.00. Affiant Subscribed and sworn to before me this 16th day of April, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Antonios Rokas, Tracy Rokas 900 Darbi Trace Court Nashville, TN 37221	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 155-16-0-A-142.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey R. Steele, unmarried, and Douglas A. Lesky, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Antonios Rokas and wife, Tracy Rokas** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Darbi Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2007.

Jeffrey R. Steele

Douglas A. Lesky

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey R. Steele and Douglas A. Lesky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/26/07 10:51 2 pgs
Fees:13.00 Taxes:1343.75

20070426-0049778

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Traceside Section Five, as of record in Plat Book 9700, page 269, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey R. Steele, unmarried and Douglas A. Lesky, unmarried, joint tenants with right of survivorship, by deed dated January 25, 2007, from Gene F. Pucci and wife, Patricia A. Pucci, appearing as Instrument No. 20070130-0012456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowner's Association, Inc. of record in Instr. No. 20000329-0031456, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 269, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 705, Register's Office for Davidson County, Tennessee.