THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/03/07 09:57 2 pgs
Fees:13.00 Taxes:488.40
20070503-0052906

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Capital Bank & Trust Company 1808 West End Avenue, Suite 600 Nashville, TN 37203	SAME	051-04-0-088.00 (lot 27)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand, paid by Capital Bank & Trust Company, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, Mark Lepera (hereinafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey unto Capital Bank & Trust Company (hereinafter the "Grantee"), its heirs and assigns, the following described premises, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 27, on the Plan of Madison Realty Company's Subdivision, as shown on plat of record in Plat Book 547, page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Mark Lepera in Instrument No. 20060612-0069436 recorded 06/12/2006, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mary Estes Alexander, unmarried, in Instrument No. 20031020-0154446, recorded 10/20/2005, Register's Office for Davidson County, Tennessee. Mary Estes Alexander died on October 30, 2005, Last Will & Testament being part of Davidson County Probate Court Docket #05P1835 which remains open.
>
> The street address of the Property may be 116 Harrington Avenue, Madison, Tennessee 37115.
>
> The Map and Parcel may be 051-04-0-088.00 (lot 27).
>
> (The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

Grantor states, represents, warrants and covenants that he does hereby transfer, assign and convey unto Grantee, its successors and assigns, all of the right, title and interest in and to the real property described above together with the appurtenances, estate, title and interest thereto belonging to Grantor. Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. Grantor further covenants and binds himself, his heirs and/or assigns to warrant and forever defend the title to the above-described property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed is an absolute conveyance, the Grantor having sold said property to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being the full satisfaction of all obligations secured by the Real Estate Deed of Trust executed by Mark Lepera (executed by Ron Richards, attorney in fact, for Mark Lepera) to Capital Bank & Trust Company as Lender and R. Rick Hart as Trustee recorded in Instrument Number 20060612-

0069437, Register's Office for Davidson County, Tennessee, and the promissory note secured thereby.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between the Grantor and Grantee with respect to the above described property.

TO HAVE AND TO HOLD said tract of land, together with all appurtances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this the 2nd day of May, 2007.

Mark Lepera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Sworn to and subscribed before me on this 2 day of May, 2007.

Notary Public

My commission expires: 3/21/09

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Mark Lepera, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this the 2nd day of May, 2007.

Notary Public

My Commission Expires: 3/21/09

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN