Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sherri L. Harris
11305 Flower St
Los Angeles CA
90015

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP **84-9**
GROUP
PARCEL **3.00**

Davidson County DEEDWARR
Recvd: 07/06/07 15:43 2 pgs
Fees:13.00 Taxes:543.90
20070706-0081094

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, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sherri L. Harris**, hereinafter called the GRANTEE, her 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 Lot No. 15 on the Plan of Section One East Towne, of record in Plat Book 3700, page 147, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark Lepera, married by deed from Dale Miller and Jack C Wilson each with a 1/2 undivided interest of record in Instrument no. 20060109-0003269, 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 **820-822 Beth Drive, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **19th** day of **June, 2007.**

Mark Lepera,

Maureen LePera by Rebecca T. Garland as atty in Fact

Maureen LePera by Rebecca T. GarlandAttorney in Fact

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 19th day of June, 2007.

Karen C. Asplint
NOTARY PUBLIC

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2007.

Karen C. Asplint
NOTARY PUBLIC

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 7/21/2007

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 19th day of June, 2007, personally appeared before me, Rebecca T. Garland with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained as the Attorney in Fact of Maureen LePera and that as said Attorney in Fact, she executed the said Instrument for the purposes therein contained by signing the name of Maureen LePera as her free act and deed.

7-21-07