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:
Ingrid M. Bryson-Whyte
4809 Grayson St
Soldeta 95368

SEND TAX BILL TO:
Owner

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

MAP **84-9**
GROUP
PARCEL **7.00**

Davidson County DEEDWARR
Recvd: 07/11/07 14:37 2 pgs
Fees:13.00 Taxes:562.40
20070711-0082770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark LePera, married, joined by Maureen LePera, his wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ingrid M. Bryson-Whyte, unmarried**, hereinafter called the , 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. 17 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 part of the same property conveyed to Dale Miller and Jack C. Wilson, each with a 1/2 undivided interest by deed from Billy Gray of record as Instrument No. 20050629-0075007 and re-recorded as 20051011-0122506, said Register's Office.

Being the same property conveyed to Mark LePera, married by deed from Mark LePera, married of record in Instrument no. 20060109-0003272, 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 **819-821 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 , heirs and assigns , forever, and, GRANTOR does covenants with the said 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 , and 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 **29th** day of **June, 2007.**

Mark LePera

Maureen LePera by Rebecca T. Garland
Its Attorney 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 29th day of June, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rebecca T. Garland,** 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 as the Attorney in Fact for Maureen LePera.

WITNESS my hand and official seal this 29th day of June, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007