WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 31st day of July, 2007.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JULY 22, 2009 (Affix Seal)

JEANEAN WEST
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/03/07 12:25 2 pgs
Fees:13.00 Taxes:601.25

20070803-0092620

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRANCE F. SCHULTZ	COUNTRYWIDE HOME LOANS	72-12-164
2000 PIEDMONT AVENUE	2375 N. GLENVILLE DRIVE	
NASHVILLE TN 37216	RICHARDSON, TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE,

MARK LEPERA, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO

TERRANCE F. SCHULTZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property being known as 2000 Piedmont Avenue, Nashville, TN 37216 and being described as follows:

BEING Lot No. 173 and the westerly one-half of Lot No. 174 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office For Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 115 feet on the southerly side of Piedmont Avenue and run back 157 feet on the westerly line of Lot No. 173 and 156.6 feet on the easterly side of said part of Lot No. 174 to a dead line in the rear measuring 115 feet thereon.

BEING the same property conveyed to Robert L. Stanley and wife, Martha J. Stanley by deed from James R. Jackson and wife, Gloria W. Jackson, of record in Book 4922, Page 996, dated June 16, 1975, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1835, Page 20, said Register's Office.

Being the same property conveyed to Mark LePera by Warranty Deed from Robert L. Stanley, and wife, Martha J. Stanley dated 12/30/05 and recorded on 01/09/06 of record in Instrument No. 20060109-0002615 said Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved ( ) Property, known as: 2000 PIEDMONT AVENUE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 31st day of July, 2007.

Mark LePera,

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Mark Lepera

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 31st day of July, 2007.

Commission Expires: _____

Notary Public

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009