I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0

AFFIANT

Sworn to and subscribed before me, this 31 day of August, 2007

NOTARY PUBLIC

My Commission expires: 5/23/09

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT &COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible for payment of taxes:
Mark Lepera
8930 Beacon St
Ft Myers, FL 33907

PROPERTY OWNER AND ADDRESS:

QUITCLAIM DEED

WHEREAS, Mark Lepera and wife Maureen Lepera by deed of trust dated March 15, 2006, of record as Instrument #20060320-0031501, Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, six (6) tracts of real property to secure the payment of a certain indebtedness described in the deed of trust, which is payable to BancorpSouth Bank; and

WHEREAS, Mark Lepera by deed of trust dated April17, 2006, of record as Instrument #20060421-0045860, Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, a tract of real property to secure the payment of a certain indebtedness (the "Note") described in the deed of trust, which is payable to BancorpSouth Bank ;and

WHEREAS, Mark Lepera by deed of trust dated November 23, 2005, of record as Instrument #20051130-0143665, Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, a tract of real property to secure the payment of a certain indebtedness described in the deed of trust, which is payable to BancorpSouth Bank; and

WHEREAS, Mark Lepera by deed of trust dated January 24, 2006, of record as Instrument #20060202-0012871, Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, a tract of real property to secure the payment of a certain indebtedness described in the Deed of Trust, which is payable to BancorpSouth Bank; and

WHEREAS, each indebtedness described in the deeds of trust is in default for nonpayment and BancorpSouth has accelerated the entire balance which is now due and payable; and

WHEREAS, on May 31, 2007, Mark Lepera executed and recorded a "Quitclaim Deed" purporting to convey to BancorpSouth Bank his interest in seven (7) properties described in the above deeds of trust and located in Davidson County, Tennessee same being of record as Instrument #20070531-0064453 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on June 26, 2007, Mark Lepera executed and recorded a "Quitclaim Deed" purporting to convey to BancorpSouth Bank his interest in two (2)) properties described in the above deeds of trust and located in Davidson County, Tennessee same being of record as Instrument #20070626-0076338in the Register's Office for Davidson County, Tennessee; and

WHEREAS, BancorpSouth Bank did not then and has not now accepted delivery of the two quitclaim deeds nor given any consideration for such purported conveyances; and

WHEREAS, at the time of the purported conveyances, several of the properties described in the two quitclaims deeds and Mark Lepera and wife, Maureen Lepera were subject to certain Orders issued by the Metropolitan Government of Nashville and Davidson County pursuant to The Metropolitan Code with respect to the physical condition of the properties; and

WHEREAS, the two quitclaim deeds have created a cloud upon the title to the various tracts described therein and BancorpSouth Bank desires to remove such cloud upon the title by quitclaiming any interest that it may have in the below described properties to Mark Lepera.

Davidson County DEEDQC
Recvd: 09/18/07 14:58 4 pgs
Fees:22.00 Taxes:0.00
20070918-0111820

NOW, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and further without waiving any beneficial interest that it may have as the beneficiary of the above described deeds of trust, **BANCORPSOUTH BANK, a Mississippi Corporation** (hereinafter called "Grantor"), does hereby quitclaim, release, alien, transfer and convey to **MARK LEPERA**, (hereinafter called "Grantee"), any interest that Grantor may have in the certain tracts of real estate lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract 1:
Tax Map 82-7 Parcel: 358

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for 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 and Maureen Lepera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Sydney Chen, of record in Instrument #20051219-0151930, rerecorded in Instrument #20060105-0001690, Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 603 Lischey Avenue, Nashville, Tennessee.

Tract 2:
Tax Map 82-7 Parcel: 361

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Village Manor, as shown by plat recorded in Book 3300, page 55, Register's Office for 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 and Maureen LePera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Sydney Chen, of record in Instrument #20051219-0151931, rerecorded in Instrument #20060105-0001691, Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 609 Lischey Avenue, Nashville, Tennessee.

Tract 3
Tax Map 82-7 Parcel: 369

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for 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 and Maureen LePera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Jenny Chen and husband, Rashid A. Chen-Drake, of record in Instrument #20051219-0151935, rerecorded in Instrument #20060105-0001695, Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 625 Lischey Avenue, Nashville, Tennessee.

Tract 4
Tax Map 82-7 Parcel: 370

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Village Manor, of record in Book 330, page 55, Register's Office of 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 and Maureen LePera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Jenny Chen and husband, Rashid A. Chen-Drake, of record in Instrument # 20051219-0151932, rerecorded in Instrument Number # 20060105-0001692, Register's Office for Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 627 Lischey Avenue, Nashville, Tennessee.

Tract 5
Tax Map 82-7 Parcel: 373

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Village Manor, of record in Book 3300, page 55, Register's Office for 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 and Maureen LePera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Jenny Chen and husband, Rashid A. Chen-Drake, of record in Instrument #20051219-0161933 rerecorded in Instrument # 20060105-0001693, Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 633 Lischey Avenue, Nashville, Tennessee.

Tract 6
Tax Map 82-7 Parcel: 379

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Village Manor, of record in Book 3300, page 55, Register's Office for 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 and Maureen LePera, by deed dated November 28, 2005 and recorded December 19, 2005, rerecorded January 5, 2006, from Jenny Chen and husband, Rashid A. Chen-Drake, of record in Instrument # 20051219-0151934, rerecorded in Instrument # 20060105-0001694, Register's Office for Davidson County, Tennessee. Being the property conveyed to Mark Lepera as recorded as Instrument # 20070502-0052504 in the Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 645 Lischey Avenue, Nashville, Tennessee.

Tract 7
Tax Map: 82-07 Parcel: 377

Being Lot No. 21, on the Plan of Village Manor, of record in Book 3300, page 55, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Lepera as recorded as Instrument # 20060421-0045858 in the Register's Office of Davidson County, Tennessee. Mark Lepera subsequently conveyed subject property to BancorpSouth Bank as Instrument #20070531-0064453, said Register's Office.

The address of the above described property is 641 Lischey Avenue, Nashville, Tennessee.

Tract 8
Tax Map: 82-08 Parcel: 269

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of F. O. Beazley's Subdivision of Vaughn Tract, of record in Plat Book 2, page 105, Register's Office for 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 as recorded as Instrument # 20051130-0143664 in the Register's Office of Davidson County, Tennessee. And conveyed to BancorpSouth Bank in Instrument #20070626-0076338, said Register's Office. The address of the above described property is 614 McFerrin Avenue, Nashville, Tennessee.

Tract 9
Tax Map: 83-13 Parcel: 464

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Lindsley Home Place, Block "S", which is of record in Plat Book 2, Page 92, Chancery Court of Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Patricia Diane Gough, a single woman by Warranty Deed from Eaton Family Properties, a general partnership, recorded September 29, 2005, in Instrument No. 20050929-00116921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Lepera as recorded as Instrument # 20060202-0012870 in the Register's Office of Davidson County, Tennessee. And conveyed toBancorpSouth Bank in Instrument #20070626-0076338, said Register's Office.
The address of the above described property is1519 Boscobel, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands this the 30th day of August, 2007.

BANCORPSOUTH BANK

By: Kenneth E. Palmer

Title: President - Nashville Division

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of August, 2007, before me personally appeared Kenneth E. Palmer, the President-Nashville Division for BancorpSouth Bank, a Mississippi Corporation, the Grantor herein, and who being duly authorized to do so as an officer of the Grantor, executed the foregoing instrument, and who acknowledged the execution of the foregoing instrument for the purposes therein contained as President-Nashville Division of BancorpSouth Bank.

Witness my hand and official seal in said state and county, this the 30 day of August, 2007.

Rebecca L. Gardner
Notary Public

My commission expires: 5/23/09