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

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jaclyn R. Boles
614 McFerrin
Nashville TN 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
Churchill Mortgage Corporation
761 Old Hickory Blvd.
Brentwood, TN 37027

MAP 082-8
GROUP
PARCEL 269.00

Davidson County DEEDWARR
Recvd: 09/26/07 09:26 3 pgs
Fees:18.00 Taxes:444.00
20070926-0114561

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 **Jaclyn R. Boles, a married woman as her sole and separate property** 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. 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 David P. Russell, married by deed from Stephen Chaisson dated September 2005 of record in Instrument No. 200510100121869, said Register's Office. Being the same property conveyed to Mark LePera, married by deed from David P. Russell and wife, JoAnne Russell by deed dated 11/23/2005 of record in Instrument No. 20051130-0143664, said Register's Office. Being the same property conveyed to BancorpSouth Bank by deed dated June 26, 2007 from Mark Lepera of record in Instrument #20070626-0076338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark LePera, married by deed from BancorpSouth Bank of record in Instrument #20070918-0111820, 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 **614 McFerrin Avenue, 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

Mark LePera

STATE OF FLORIDA
COUNTY OF Lee

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 20th day of September, 2007.

M. ROBIN FOX
MY COMMISSION # DD 412572
EXPIRES: May 4, 2009
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 5.4.2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2007.

Karen C. Asplint
NOTARY PUBLIC

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/5/2011

ACKNOWLEDGMENT

I, Maureen LePera, spouse of Mark LePera, do hereby acknowledge that I am not in title the property located at 614 McFerrin Avenue, Nashville, TN 37206; I know that he is selling the property and I have no interest in said property. I also acknowledge that I have never lived at the property located at 614 McFerrin Avenue, Nashville, TN 37206 and therefore, have no marital rights in said property.

Witness my hand and official seal this 24 day of September, 2007.

Maureen LePera

State of Florida

County of Lee

Before me, the undersigned, a Notary Public, in and for said county and state, personally appeared Maureen LePera, with whom I am personally acquainted (or she proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24 day of September, 2007.

Notary Public

My Commission Expires: 5-4-2009

M. ROBIN FOX
MY COMMISSION # DD 412572
EXPIRES: May 4, 2009
Bonded Thru Notary Public Underwriters