Davidson County DEEDWARR
Recvd: 10/29/07 09:51 3 pgs
Fees:18.00 Taxes:296.00

20071029-0127155

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$80,000.00** (Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of October, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6/5/11

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Timothy R. Bozza and Veronica Bozza 4465 Frost Street Nashville, TN 37214	SAME AS NEW OWNER	082-07-0-369.00 082-07-0-373.00

WARRANTY DEED

FOR AND IN 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, I/WE, **MARK LEPERA, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TIMOTHY R. BOZZA AND WIFE VERONICA BOZZA,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **625 AND 633 LISCHEY AVENUE** **NASHVILLE,TN37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 16th day of October, 2007
MARK LEPERA Mark Lepera

BY: By Loy Carney, AIF
Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Mark Lepera**, and acknowledged that he executed that same as the free act and deed of the said **Mark Lepera**.

WITNESS my hand and official seal this the 16th day of October, 2007.

Notary Public

Commission Expires: 6/5/11



My Commission Expires JUNE 5, 2011

EXHIBIT "A"

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property known as 625 Lischey Avenue, Nashville, Tennessee 37207

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property known as 633 Lischey Avenue, Nashville, Tennessee 37207

Being part of the same property conveyed to Mark Lepera by Deed of record in Instrument 20070918-0911820, Register's Office for Davidson County, Tennessee.

Loy Carney executes this instrument as Attorney-In-Fact on behalf of Mark Lepera, pursuant to the Power of Attorney of record in Instrument 20070926-0114745, Register's Office for Davidson County, Tennessee.