| | |
|---|---|
|  | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**<br>Edmund Cavazos III<br>Affiant<br>Subscribed and sworn to before me, this the 21st day of December, 2007.<br>Notary Public<br>My commission expires: 11-7-11<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Edmund Cavazos** | **SunTrust Mortgage, Inc.** | **158-04-A 130.00 CO** |
| 606 Fairway St.<br>~~**6 Valhalla**~~ | **1601 21st Ave. S.** | |
| Bowling Green, KY 42103<br>~~**Nashville, TN 37215**~~ | **Nashville, TN 37212** | |

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

**Frederick T. LePore and Theresa M. LePore, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Edmund Cavazos, III, an unmarried man and Jon P. Fondersmith, an unmarried man, as tenants in common with the right of survivorship**

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:

**Lot No. 76 on the plan of Otter Wood, a Planned Unit Development, Revised Section Two, of record in Plat Book 6900, Pages 598-605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being all of the same property conveyed to Frederick T. LePore and Theresa M. LePore, husband and wife, by deed from Billy Ray Hearn of record in Instrument No. 20060417-0042963, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **6 Valhalla, Nashville, TN 37215**

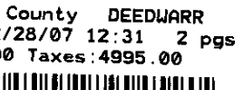
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 21st day of December, 2007.

Frederick T. LePore
**Frederick T. LePore**

Theresa M. LePore
**Theresa M. LePore**

Davidson County DEEDWARR
Recvd: 12/28/07 12:31 2 pgs
Fees:13.00 Taxes:4995.00


20071228-0148409

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Frederick T. LePore and wife, Theresa M. LePore**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **December, 2007.**

**Notary Public**

**My Commission Expires:** 11-7-11

