THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11111523** GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires July 3, 2012**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $394,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2011. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Frederick T. Lepore and Theresa Lepore 902 Sutton Hill Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11810000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall A. Foco and Jan Marie Foco, Trustees of the Foco Trust dated May 5, 1993** (Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick T. Lepore and wife, Theresa Lepore** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 and the Easterly 20 feet of Lot No. 11, Block "H" (erroneously referred to as Block "E" in deed of acquisition), on the Map of Battlefield Estates, Section No. 2, of record in Book 843, Page 108, Register's Office for said County.

Said Lot No. 10 and the Easterly 20 feet of Lot No. 11 front together 100 feet on the Northerly side of Sutton Hill Road and run back between lines 198 feet more or less, on the Westerly line and 200 feet on the Easterly line, with the Westerly margin of McNairy Lane, to a dead line, and measures 82.7 feet thereon.

Being the same property conveyed to Randall A. Foco and Jan Marie Foco, Trustees of The Foco Trust Dated May 5, 1993 by Warranty Deed from Susan H. West and Sandra J. Drew and Patricia A. Berry and Carolyn G. Smith, Heirs of the said Charles T. Hill, recorded on the 25th day of October, 2004 in Instrument No. 20041025-0128075, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BATTLEFIELD ESTATES, SECTION NO. 2, as recorded in Plat Book 843, Page(s) 108.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 902 Sutton Hill Road Nashville TN 37204.

BILL GARRETT, Davidson County
Trans:T20110074492 DEEDWARR
Recvd: 11/28/11 09:19 3 pgs
Fees:18.00 Taxes:1457.80
20111128-0092046

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2011.

Randall A. Foco, Trustee of the Foco Trust, Dated May 5, 1993

Jan Marie Foco, TTEE

Jan Marie Foco, Trustee of the Foco Trust, Dated May 5, 1993

STATE OF Michigan)
COUNTY OF Iosco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Marie Foco, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Foco Trust dated May 5, 1993, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of November, 2011.

Mary M. Holzheuer
Notary Public

Mary M Holzheuer
Notary Public of Michigan
Iosco County
Expires 03/10/2014
Acting in the County of

My Commission Expires: _____

MARY M HOLZHEUER NOTARY PUBLIC STATE

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall A. Foco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Foco Trust dated May 5, 1993, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of November, 2011.

_____
Notary Public

My Commission Expires: _____

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And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of November, 2011.

Randall A. Foco, trustee of the Foco Trust dated May 5, 1993
Randall A. Foco, Trustee of the Foco Trust, Dated May 5, 1993

_____
Jan Marie Foco, Trustee of the Foco Trust, Dated May 5, 1993

STATE OF _____)
COUNTY OF _____)

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Witness my hand, at office, this _____ day of November, 2011.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

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Witness my hand, at office, this 18 day of November, 2011.

_____
Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County