**RECORD AND RETURN TO;**
**SATURN AND MAZER**
**212 THIRD AVE. N., NASHVILLE, TN 37201**
**(SP38633) FILE BOX "7"**

Instr:200004240040104 Page: 1 OF 2
REC'D FOR REC 04/24/2000 10:58:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $617.90

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2000

Notary Public

MY COMMISSION EXPIRES: 9/3/2002

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott E. Isaacs | Jefferson Heritage Mortgage Company | 115-8-83 |
| 405 Powder Mill Road | 15435 Clayton Road | 8DZ 71150 |
| Nashville, TN 37205 | Ballwin, MO 63011 | |

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, WE,

MICHAEL B. ISAACS

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

SCOTT E. ISAACS, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of West Meade Village, Section C-2, as of record in Book 2331, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 193 feet on the southerly side of Powder Mill Road, and runs back between lines, 357.3 feet on the westerly side and 416 feet on the easterly side to a dead line in the rear, measuring 172 feet thereon.

BEING the same property conveyed to Richard Isaacs and wife, Bertha L. Isaacs by deed from Joe M. Hartman and wife, Jean G. Hartman, of record in Book 2798, Page 175, Register's Office for Davidson County, Tennessee. The said Richard Isaacs and wife, Bertha L. Isaacs have since deceased and their sole heir being Michael Isaacs their one and only child.

Unimproved ( )
This is improved ( X) property known as 405 POWDER MILL ROAD, NASHVILLE, TN 37205
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hand this 19th day of April, 2000

X _____
MICHAEL B. ISAACS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael B. Isaacs the bargainors 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 and official seal at Nashville, Tennessee, this 19th day of April, 2000.

Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public