Davidson County DEEDWARR
Recvd: 12/06/04 12:47 2pgs
Fees:13.00 Taxes:1387.50

20041206-0145032

WARRANTY DEED

G-SEM-04-3822

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Carrie Tirsle
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Isaacs	National Bank of Commerce	
3822 Cross Creek (ADDRESS)	(NAME) 221 Fourth Avenue North (ADDRESS)	117-14-5
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID A. HERLITZKA AND WIFE ANN E. HERLITZKA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK ISAACS AND WIFE SUSAN S. ISAACS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 ON THE PLAN OF WOODMONT ESTATES, SECTION 2 OF RECORD IN PLAT BOOK 1130, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 100 FEET ON THE SOUTHEASTERLY MARGIN OF CROSS CREEK ROAD AND EXTENDS BACK 237 FEET ON THE NORTHEASTERLY LINE AND 241 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. HERLITZKA AND SPOUSE, ANN E. HERLITZKA BY WARRANTY DEED FROM WARREN SCOTT RIEGLE AND SPOUSE, ANNE HORSLEY RIEGLE, RECORDED THE 27TH DAY OF JULY, 1998 IN DEED BOOK 11035, PAGE 539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3822 Cross Creek, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 30th day of November, 2004.

David A. Herlitzka

Ann E. Herlitzka

STATE OF Tennessee
COUNTY OF Davidson

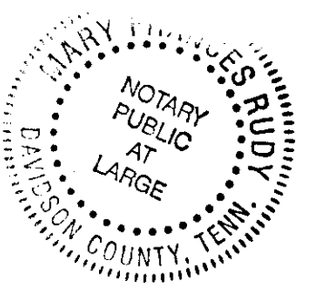
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Herlitzka and Ann E. Herlitzka, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903