THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #24416 **Record & Return To:** **Southern Title Services** **4733 Andrew Jackson Parkway** **Suite 1C** **Hermitage, TN 37076**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2005. Notary Public My Commission Expires: Davidson County DEEDWARR Recvd: 07/01/05 10:53 2 pg Fees:13.00 Taxes:6197.50 20050701-0075994 STATE OF TENNESSEE NOTARY PUBLIC GERALD C. PATTERSON DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James M. Usdan Lisa C. Butlak 23 Northumberland Nashville, TN 37215	Bank of America P.O. Box 1675 Coraopolis, PA 15105	Map No.130.12-0A1 Parcel No. 010.00 CO

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, **Jennifer C. Isaacs and William P. Isaacs, Husband and Wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Usdan and Lisa C. Butlak, Husband and Wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 23 Northumberland, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2005.

Jennifer C. Isaacs

William P. Isaacs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer C. Isaacs and William P. Isaacs**, 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 30th day of June, 2005.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GERALD C. PATTERSON DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer C. Isaacs by Quitclaim Deed dated June 19, 1990 from Charles B. Reasor, Jr., Trustee of record in Book 8134, page 283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Northumberland, of record in Book 6377, page 18, and re-recorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, Book 8990, page 50, Book 11298, page 935 and Instrument No. 20010629-0068967., Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Northumberland Homeowners Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405 and in Book 7841, page 73, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6548, page 98 and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.
7. Easement for water line of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.
8. Easement and certain rights retained in deed of record in Book 6501, page 260, Register's Office for Davidson County, Tennessee.