WARRANTY DEED

G-CD-05-5321

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

Subscribed and sworn to before me this 6th DAY OF September, 2005.

Notary Public

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: AFFIX SEAL

My Commission Expires APRIL 25, 2006

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
David M. Isaacs	Realty Mortgage	
5321 Roxborough Pass (ADDRESS)	(NAME) 7000 Executive Center Drive #200 (ADDRESS)	98-02 43.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 PHIL P. MINNICKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID M. ISAACS AND WIFE, JERELYN V. 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:

BEING LOT NO. 4 ON THE PLAN OF ROXBOROUGH EAST, PHASE II-A, AS OF RECORD IN PLAT BOOK 7900, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHIL P. MINNICKS BY QUITCLAIM DEED FROM PAMELA C. MINNICKS RECORDED MAY 19, 2000 IN INSTRUMENT NO. 20000518-0050188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7900, page 390; and Book 8727, page 739, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5321 Roxborough Pass, Hermitage, Tennessee 37076
(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 6th day of September, 2005.

Phil P. Minnicks

Davidson County DEEDWARR
Recvd: 09/13/05 15:33 2 pgs
Fees:13.00 Taxes:641.95
20050913-0110222

STATE OF Tennessee
COUNTY OF Davidson

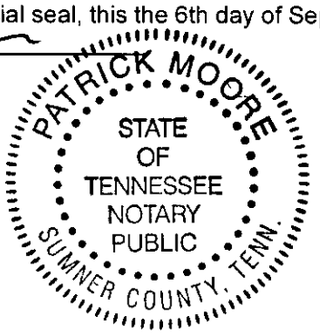
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phil P. Minnicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 6th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903