**File Box 30**

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 325,000.00

Subscribed and sworn to before me, this the 26th day of August 2005

Affiant

My Commission expires: 1/28/06 (Affix Seal)

Notary Public 1/28/06

MARGARET R. MEANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Davidson County DEEDWARR
Recvd: 09/20/05 13:07 2 pgs
Fees:13.00 Taxes:1202.50

20050920-0113009

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
**ROBERT GREENE, ATTORNEY**
961 Woodland Street, Nashville, Tennessee 37206

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Ronald J. Degenhardt, et. ux. (Name) | Same (Name) |
| 2115 Elm Hill Pike (Street Address) | (Street Address) |
| Nashville, Tennessee 37210 (City) (State) (Zip Code) | (City) (State) (Zip Code) |
| MAP & PARCEL NO. 95-0-23 | FIELD BOOK NO. |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jamie D. Isabel and wife Karen A. Isabel

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ronald J. Degenhardt and wife Tracy Breon Degenhardt

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, State of Tennessee according to a survey by Holmes Surveying, dated August 2, 2005, described as follows; to wit:

Beginning at a point on the westerly margin of Elm Hill Pike, said point being the southeasterly corner of The Harsh Chapel Baptist Church Property, as of record in Book 2693, page 331, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 85 deg. 57 min 40 sec E, 100.00 feet to an iron pin;
(2) Thence S 07 deg. 49 min 45 sec. E, 377.77 feet to an iron pin;
(3) Thence S 80 deg. 00 min 12 sec. W, 100.00 feet to an iron pin;
(4) Thence N 07 deg. 48 min 27 sec. W, 388.16 feet to an iron pin;

Beginning, containing 38,240.89 square feet or 0.88 acres.

Being the same property conveyed to JAMIE D. ISABEL AND WIFE, KAREN A. ISABEL, by deed from JOHN L. LLOYD AND WIFE, FAYRENE LLOYD, of record of Instrument No. 20001117-0114205, dated November 15, 2000, said Register's Office.

THIS IS ____ IMPROVED PROPERTY KNOWN AS 2115 Elm Hill Pike, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 26th day of August, 2005

Jamie D. Isabel

Karen A. Isabel

State of Tennessee
County of Davidson

On this 26th day of August, 2005 before me personally appeared Jamie D. Isabel and wife Karen A. Isabel to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

8/26/05

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, _____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public