This instrument prepared by:
Ricky Edward Isbell
8580 Cub Creek Road
Nashville, Tennessee 37209

Return to:
Lenders First Choice
3850 Royal Ave
Simi Valley, Ca 93063
7213827

Davidson County DEEDWARR
Recvd: 01/09/06 09:48 4 pgs
Fees:22.00 Taxes:0.00
20060109-0002715

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Ricky and Janet Isbell
8580 Cub Creek Road
Nashville, Tennessee 37209

MAIL TAX STATEMENT TO:
Ricky and Janet Isbell
8580 Cub Creek Road
Nashville, Tennessee 37209

MAP PARCEL NUMBERS:

Map/Parcel: 077-00-057.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ricky Edward Isbell, a married man who acquired title as a single man and joined by his spouse Janet Isbell has this day bargained and sold, and does hereby transfer and convey unto the said Ricky Edward Isbell and Janet Isbell, husband and wife as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Ricky Edward Isbell by Deed from Judy Isbell of record in Book 7826, Page 427, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 8580 Cub Creek Road, Nashville, Tennessee 37209
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 14th day of September, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ricky Edward Isbell

Janet Isbell

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

Personally appeared before me, Rena Clark, a Notary Public in and for said County and State, **Ricky Edward Isbell** and **Janet Isbell** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, Tennessee this 14th day of September, A.D., 2005.

RENA CLARK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Notary Commission Expires My Commission Expires MAR. 22, 2008

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 168,300.00

Subscribed and sworn to before me this the 14th day of September, 2005

(Affix Seal)

Affiant

Notary Public

My Commission Expires: My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of September, 2005, before me, personally appeared RICKY EDWARD ISBELL AND JANET ISBELL, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Rena Clark

(Notary Public)

My commission expires: My Commission Expires MAR. 22, 2008

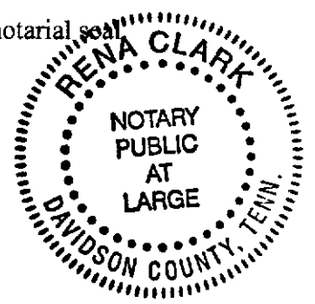


EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

LAND IN THE 8TH CIVIL DISTRICT, BEGINNING AT TWIN MAPLE TREES MARKING A POINT IN THE BOUNDARY BETWEEN THE PROPERTY OF HOWARD F. MOORE AND HAL KENNEDY; THENCE 33 FEET IN AN EASTERLY DIRECTION, TO A POINT IN THE CENTER LINE OF A DRIVE WHICH IS NORTH 53 DEGREES 20 MINUTES EAST 8.5 FEET FORM AN IRON PIPE, WHICH POINT IS A COMMON CORNER OF THE PROPERTY OF LOVELL C. LEE, HAL KENNEDY AND THE GRANTEES; THENCE SOUTH 52 DEGREES 19 MINUTES EAST 190.4 FEET TO A POINT IN THE CENTER LINE OF SUCH DRIVE; THENCE SOUTH 20 DEGREES 20 MINUTES EAST 283.1 FEET TO A NAIL IN THE CENTER LINE OF CUB CREEK ROAD; THENCE WITH THE CENTER LINE OF SUCH ROAD SOUTH 64 DEGREES 4 MINUTES WEST 100 FEET TO A NAIL; THENCE NORTH 22 DEGREES 28 MINUTES WEST 435.5 FEET TO THE POINT OF BEGINNING; CONTAINING ONE ACRE, MORE OR LESS, AS PER SURVEY OF BARRY GREER AND ASSOCIATES DATED JULY 23, 1979, EXCLUSIVE OF RIGHTS OF WAY AND EASEMENTS AS SHOWN ON SUCH SURVEY AND AT BOOK 619, PAGE 163 AND BOOK 1011, PAGE 131, SAID REGISTER'S OFFICE.