06-11-040-J

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26129-12-2006** **Record & Return To:** **Weiss & Weiss** **761 Old Hickory Boulevard, Suite [redacted]** **Brentwood, TN 37027** 301	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $336,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Scott E. Isaacs 801 Meadow Ridge Court Nashville, TN 37221	**Send Tax Bills To:** SUNTRUST MORTGAGE, INC. 901 Semmes Avenue Richmond VA 23224	**Tax Information:** Map No.155.16-0A Parcel No. 234.00-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, **Douglas A. Lesky, Unmarried and Jeffrey R. Steele, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott E. Isaacs, unmarried** ("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 801 Meadow Ridge Court, Nashville, TN 37221

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 22nd day of December, 2006.

Douglas A. Lesky

Jeffrey R. Steele

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas A. Lesky and Jeffrey R. Steele**, 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 22nd day of December, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires [illegible] 2008

Davidson County DEEDWARR
Recvd: 12/27/06 11:29 2 pgs
Fees:13.00 Taxes:1243.20
20061227-0159153

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Traceside Section Eight, as of record in Plat Book 9700, page 659, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas A. Lesky, unmarried and Jeffrey R. Steele as Joint Tenants with right of survivorship, unmarried by Warranty Deed dated September 19, 2006 from LaSalle Bank National Association, Trustee of record in Instrument No. 20060928-0120292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493 and amended in Book 9677, page 675, 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. By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031449, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowners Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 659, Register's Office for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 3533, page 299 and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
8. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
9. Easement for water line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
10. Easement for landscape drainage and public utility of record in Book 9667, page 848 and re-recorded in Book 9669, page 572, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee.