WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/08 15:14 3 pgs
Fees:18.00 Taxes:1165.50

20080116-0005125

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$315,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 7/24/2008
(AFFIX SEAL)

MELISSA WOODWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
STEVEN M. ISBELL	**SAME**	**131060C06600CO**
76 RAVENWOOD HILLS CIRCLE		
NASHVILLE, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF **$315,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LOUISE THORPE a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

STEVEN M. ISBELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 105 as shown on the Plat of Burton Hills Village of Ravenwood-Tract 20, of record in Book 6900, page 363, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Louise Thorpe (a one-half undivided interest) and John A. Thorpe, Jr. (a one-half undivided interest) by Quitclaim Deed from The Estate of Marie S. Thorpe, Louise Thorpe and John A. Thorpe, Jr., Executors, dated 12/06/00 and filed for record on 12/08/00 in Instrument # 20001208-0121351, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Louise Thorpe, married by Quitclaim Deed from John A. Thorpe, Jr., unmarried dated 01/27/06 and filed for record on 06/06/06 in Instrument # 20060206-0014568, Register's Office for Davidson County, Tennessee. See also, Power of Attorneys of record in Instrument #20080116-0005124, and Instrument # _____, said Register's Office.

Subject to all matters of record in the Plan of Record in Plat Book 6250, page 978, and Book 6900, page 55, said Register's Office.

Subject to easement of record to Sanitary Sewers and/or Storm Drainage, in Book 3702, Page 250, said Register's Office.

Subject to restrictions of record in Plat Book 6326, page 588, Book 6517, Page 522, as amended in Book 6991, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, and Book 7071, Page 460, said Register's Office.

Subject to Charter for HOA of record in Book 6517, Page 505, as amended in Book 6921, Page 216, said Register's Office.

Subject to Charter for Recreational Assoc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, said Register's Office.

Subject to Charter of record in Book 7189, Page 67, said Register's Office.

Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 12/14/84 of record in Book 6470, Page 383, said Register's Office.

Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 08/12/85 of record in Book 6655, Page 47, said Register's Office.

Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 02/24/87 of record in Book 7147, Page 411, said Register's Office.

Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 02/24/87 of record in Book 7147, Page 416, said Register's Office.

Subject to Maximum Square Footage Associations of record in Book 7147, Page 421, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **76 RAVENWOOD HILLS CIRCLE NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 my hand this **28TH** day of **SEPTEMBER, 2007**

Louise Thorpe
LOUISE THORPE BY Jan Adkins **AS ATTORNEY-IN-FACT**

STATE OF **TENNESSEE**
COUNTY OF Wilson

On this **28TH** day of **SEPTEMBER, 2007**, before me personally appeared Jan Adkins, 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 **LOUISE THORPE**, and who acknowledged that he executed the same as the free act and deed of **LOUISE THORPE**.

Witness my hand and official seal.

MELISSA R. HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

MY COMMISSION EXPIRES: 7/24/2010