WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$104,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11 DAY OF August, **2008.**

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/2011
(AFFIX SEAL)

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 MICHAEL ISBELL	Same as owner	**025-04-0109.00**
130 MONCRIEF AVE.	**135 PUBLIC SQUARE**	
GOODLETTSVILLE, TN 37072	**LEBANON, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF **$104,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES JONES

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

STEVEN MICHAEL 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, January 14, 1959, as follows:

Beginning on the southerly margin of Moncrief Avenue, at a point south 84 degrees West 57.5 feet from Tract No. 1 of the property conveyed to Carl E. Smith and wife, by deed from E.W. Adams and wife, of record in Book 2445, page 235, Register's Office for said County; thence southerly 128 feet to the northerly margin of a ditch; thence South 83 degrees 30' West 66.5 feet; thence North 1 degree East 130 feet to the southerly margin of Moncrief Avenue; thence with the same, North 84 degrees East 66.5 feet to the beginning, containing 0.917 acres, more or less.

Being the same property conveyed to Charles Jones by Quitclaim Deed from Linda L. Goss dated 11/29/07 and filed for record on 1/28/2008 in Instrument # 20080128-0008376, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 4363, Page 55, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/04/08 14:17 2 pgs
Fees:13.00 Taxes:384.80
20080904-0090872

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: **130 MONCREIF AVE. GOODLETTSVILLE, TN 37072**

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 11 day of August, **2008**

CHARLES JONES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHARLES JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2008.

NOTARY PUBLIC

LISA MARIE VASE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

(SEAL) My Commission expires: 3/21/2012