This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080431

Davidson County DEEDWARR
Recvd: 10/28/08 10:16 2 pgs
Fees:13.00 Taxes:591.63

20081028-0107412

Send Tax Bills To:
New Owner
5440 Daniel Ray Drive
Whites Creek, TN 37189

New Owner is:

Ezzard Watkins
5440 Daniel Ray Drive, Whites Creek
Whites Creek, TN 37189

MAP: 041-01-0A

PARCEL: 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David W. Isbell and Juana N. Isbell, husband and wife** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ezzard Watkins,** ** **an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

**Ezzard C. Watkins, Jr.

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat of Cobblestone Creek, Phase I-A, as shown on plat of record in Instrument No. 20050610-0066806, in the Register's Office for said County, to which plat reference is hereby made for a more particular description.

NOTE: Plat Instrument Number was incorrectly listed as 20040804-0093431 on prior Recorded Warranty Deed.

Being the same property conveyed to David W. Isbell and Juana N. Isbell, husband and wife, by Warranty Deed from NVR, Inc., dated 11-30-05 and recorded 12-5-05 in Instrument No. 20051205-0145893, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20050610-0066806; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041208-0146322; and Charter in Instrument No. 20041208-0146324, all of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: 5440 Daniel Ray Drive, Whites Creek, Whites Creek, TN 37189

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24 day of October, 2008.

GRANTOR(S):

DAVID W. ISBELL

JUANA N. ISBELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DAVID W. ISBELL AND JUANA N. ISBELL, HUSBAND AND WIFE** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 24 day of October, 2008.

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires: Monday, September 03, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$159,900.00**.

AFFIANT

JENNIFER THOMAS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SWORN TO and subscribed before me this the 24 day of October, 2008.

NOTARY PUBLIC

My commission expires: 10-15-12