(2)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20100036469 DEEDWARR
Recvd: 06/16/10 10:07 3 pgs
Fees:18.00 Taxes:980.50
20100616-0046650

W & I Ref: DM Title No: 50443

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason J. Leiss Mary Collen Davis 721 Templeton Drive Nashville, Tennessee 37205	BA Mortgage Services dba Birchfield Home Mortgage 27001 Agoura Road #200 Calabasas Hills, CA 91301

TAX MAP-PARCEL NUMBERS: 10215006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Michael Isbell and spouse, Rebecca Lynn Isbell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason J. Leiss and spouse, Mary Collen Davis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Brook Meade, Section VII of record in Book 2331, page 5 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to James Michael Isbell and spouse, Rebecca Lynn Isbell by Warranty Deed from Jonathan Motley, married, dated June 6, 2003 and recorded on June 10, 2003, of record in Doc. No. 20030610-0079987, Register's Office for Davidson County, Tennessee.

Description Reference: The description is made by reference to the recorded subdivision plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 5, said Register's Office, which Plan shows a 60 foot minimum building setback line from Templeton Drive and a 10 foot easement for public utility purposes along the rear line and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This instrument is executed on behalf of Rebecca Lynn Isbell by James Michael Isbell pursuant to a Power of Attorney executed by her/him/them on the ___ day of _____, 2010, of record in Instrument No. 20100616 00046649, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 721 Templeton Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2010 .

James Michael Isbell

Rebecca Lynn Isbell
By: James Michael Isbell, Attorney-in-Fact

By: AMI

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2010 , before me the undersigned authority, personally appeared **James Michael Isbell** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE
County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $265,000.00

Affiant

Sworn and subscribed before me this 14th day of June, 2010

Notary Public

My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **James Michael Isbell** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rebecca Lynn Isbell**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2010

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: James Michael Isbell and spouse, Rebecca Lynn Isbell

TO: Jason J. Leiss and Mary Collen Davis

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

James Michael Isbell, Affiant

Sworn to and subscribed before me this 14th day of June, 2010

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011