Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1024

Davidson County DEEDWARR
Recvd: 01/30/01 15:14 2pgs
Fees:11.00 Taxes:329.30
20010130-0009199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Scott Bateman, and wife, Amy Bateman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John H. Oden, Jr., an unmarried man, 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:

Being Lot No. 2 on the Plan of Revised Lots Nos. 7 and 12, Williams & Hays Co.'s BelleView Plan, as shown of record in Book 5800, Page 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the westerly margin of Montgomery Avenue and runs back between parallel lines 125 feet to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to Scott Bateman and by deed of record in Book 6966, Page 385, Registers office for said County. Amy Bateman, spouse of Scott Bateman, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1502 Montgomery Avenue, Nashville TN 37207.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 26th day of January, 2001

Scott Bateman

Amy A. Bateman

Scott Bateman

Amy Bateman

State of Tennessee)
County of Davidson)

On this 26th day of January, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott Bateman and Amy Bateman, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 89,000.00.

X John H. Oden Jr.
Affiant

Sworn and subscribed before me on this the 26th day of January, 2001.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John H. Oden, Jr.	Woodmont Financial Services	71-12-263
1502 Montgomery Avenue	801 94th Avenue, North	
Nashville, TN 37207	St. Petersburg, FL 33702	