Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel **161-11-38**

Send Tax Statements To:
Mortgagee

Name/Address New Owner:
NATHAN BRANDON
540 HUNTINGTON PKWY
NASHVILLE, TN 37211

Name of Mortgagee:
CTX Mortgage
2828 North Harwood
Dallas, TX 75201-1516

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 of which is hereby acknowledged, I, **KATHLEEN L. SOBOTKA**, formerly known as KATHLEEN L. WEBER, have bargained and sold and by these presents do transfer and convey unto **NATHAN BRANDON, his** heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot No. 348, as shown on the Plan of Huntington Park, Section III, of record in Plat Book 4460, page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy L. Weber by deed from Diane V. Feemster of record in Book 11602, page 903, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2004 Davidson County property taxes are a lien but are not yet due and payable. Said taxes have been prorated as of the date of this insturment with said taxes being paid by Grantor.**

2. **All matters as shwon on the plan of record in Plat Book 4460, page 68, Register's Office for Williamson County, Tennessee.**

3. **Restrictive coveannts of record in Book 4577, age 789, Register's Office for Williamson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

ROBERT G. SOBOTKA, JR., husband of KATHLEEN L. SOBOTKA, joins in the execution of this instrument to convey all right, title and interest he may have in the subject property by virtue of his marriage to KATHLEEN L. SOBOTKA

Davidson County DEEDWARR
Recvd: 01/02/04 13:33 2pgs
Fees:13.00 Taxes:477.30
20040102-0000622

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 29th day of December, 2003.

KATHLEEN L. SOBOTKA

ROBERT G. SOBOTKA, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHLEEN L. SOBOTKA and husband, ROBERT G. SOBOTKA, JR.** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 29TH day of December, 2003.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$129,000.00**.

Affiant

Sworn to and subscribed before me on this 29TH day of December, 2003.

My Commission Expires:
9-5-04

Notary Public

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE