PREPARED BY (AND RETURN TO):

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W & I Ref Title No: 45254

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/03/04 14:49 2pgs
Fees:13.00 Taxes:808.45
20040203-0013119

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew T. Odmark Kristen L. Odmark 5425 San Marcos Drive Nashville, Tennessee 37220	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 160-08-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$218,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Charles M. Bratton, Jr. and spouse, Elizabeth B. Bratton, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Matthew T. Odmark and spouse, Kristen L. Odmark 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. 38 on the Plan of Hillview Estates of record in Book 3600, Page 89, Register's Office for said County.

Said Lot No. 38 fronts 140 feet on the westerly margin of San Marcos Drive and extends back 289.63 feet on the northerly line and 301.52 feet on the southerly line to a dead line in the rear, measuring 99.3 feet thereon.

Being the same property conveyed to Charles M. Bratton , Jr. and wife, Elizabeth B. Bratton by deed from Charles M. Bratton and wife, Louise T. Bratton of record in Book 7347, Page 719, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Page 89, said Register's Office, which Plan shows a 40 foot minimum building setback line from San Marcos Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; a 5 foot public utility easement alone the northerly side line; an easement for overhang along the easterly front, and a 20 foot easement for drainage along the rear portion of said lot; and an easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7535, Page 984, said Register's Office; Restrictions of record in Book 3836, Page 719, said Register's Office.

This is improved property, known as: 5425 San Marcos Drive, Nashville, Tennessee 37220

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 2nd day of February, 2004 .

Charles M. Bratton Jr.

Elizabeth B. Bratton

State of TENNESSEE
County of WILLIAMSON

On this 2nd day of February, 2004 , before me the undersigned authority, personally appeared **Charles M. Bratton Jr. and Elizabeth B. Bratton** , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $218,500.00

Affiant

Sworn and subscribed before me this 2nd day of February, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007