File Box 8

Davidson County DEEDWARR
Recvd: 04/16/04 14:00 2pgs
Fees:13.00 Taxes:647.50

20040416-0043216

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Affiant

Subscribed and sworn to before me, this 29th day of March, 2004.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sandra J. Burr	SunTrust Mortgage, Inc.	172-08-B-003.00CO
1537 Celebration Way	201 4th Avenue North/7th Floor	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Toni D. Ketterman, unmarried, and Paul Jon Ortiz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra J. Burr, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Final Plat, Phase One, Bridle Downs, of record in Plat Book 6900, Pages 701, 702, and 703, Amended in Book 8169, Page 240, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Toni D. Ketterman by deed from Robin E. Lightner, unmarried, of record in Instrument No. 200004240040092, and rerecorded in Instrument No. 20005300053174, Register's Office for Davidson County, Tennessee. Being further conveyed to Toni D. Ketterman, and Paul Jon Ortiz, by quitclaim deed from Toni D. Ketterman of record in Instrument No. 20021101-0134284,Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 701, 702 and 703 amended in Book 8169, Page 240, said Register's Office, which Plan shows a 20 foot minimum building setback line from Celebration Way together with a designated building site, and 15 foot easement for public utility and drainage purposes along the front line(s) of said lot; and a 5 foot public utility and drainage easement located on each side line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772, Book 8814, page 631, Book 9818, Page 68, Book 9873, Page 497, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 1537 Celebration Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 29th day of March, 2004.

Toni D. Ketterman by Paul Jon Ortiz ATTY IN FACT

Toni D. Ketterman
By: Paul J. Ortiz, Atty in Fact

Paul Jon Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Jon Ortiz, with whom I am personally acquainted and who acknowledged he executed within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of March, 2004.

Notary Public

My Commission expires 03/14/05

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 Paul J. Ortiz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Toni D. Ketterman and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2004.

Commission expires 3-14-05

Notary Public