Box 44

Davidson County DEEDWARR
Recvd: 04/26/05 11:48 2 pgs
Fees:13.00 Taxes:771.45

20050426-0046391

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $208,500.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2005. Notary Public My Commission Expires: 3/31/2007

Address New Owner As Follows: Stephen Jason Mathias and Heather Osteen Mathias 808 Russleo Drive Nashville, TN 37209	Send Tax Bills To: Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	Map-Parcel Number: 103-5-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY G. BRANTLEY, UNMARRIED, WHO ACQUIRED TITLE AS SHIRLEY G. BRENTLEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN JASON MATHIAS AND WIFE, HEATHER OSTEEN MATHIAS**, hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 284 on the Plan of Horton Heights, Section "G", as of record in Book 2133, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 284 fronts 165 feet on the northerly side of Russleo Drive and extends back between lines, 247 feet on the easterly side and 229 feet on the westerly side to a dead line in the rear, on which it measures 166.5 feet.

Being the same property conveyed to Floyd D. Brantley who acquired title as Floyd D. Brentley and wife, Shirley G. Brantley who acquired title as Shirley G. Brentley by deed from Boyd D. Stearns and wife, Donna S. Stearns, of record in Book 4066, page 73, Register's Office for Davidson County, Tennessee. The said Floyd D. Brantley having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2133, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Russleo Drive, Nashville, TN 37209.

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 and assigns, forever; and I covenant with the said Grantees that I am lawfully seized 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; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of April, 2005.

Shirley G. Brantley
SHIRLEY G. BRANTLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY G. BRANTLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2005.

Notary Public

GEORGE V. CRAWFORD II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007