Record & Return To:
TrustLand Title & Escorw, LLC
1720 West End Ave.,#400
Nasville, TN 37203

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110002777 DEEDWARR
Recvd: 01/13/11 15:22 2 pgs
Fees:13.00 Taxes:1535.50
20110113-0003784

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***415,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Todd S. Breyer 4711 Park Avenue Nashville, Tennessee 37209	Same as owner	MAP 091-15-0 PARCEL 334.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($***415,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Eric C. O'Dell, Jr., unmarried, and Nancy W. O'Dell, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Todd S. Breyer, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of the Block marked "International Exposition Building" on the Plan of Charlotte Park Co.'s First Addition to Nashville, of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southeast corner of Park, formerly First, Avenue and 48th Avenue, North, formerly 7th Street; thence with the southerly margin of Park Avenue, eastwardly 95.0 feet; thence southwardly 150.0 feet to the northerly margin of an alley; thence with said alley westwardly 95.0 feet to the easterly margin of 48th Avenue, North; thence with said Avenue northwardly 150.0 feet to the beginning.

BEING the same property conveyed to Eric C. O'Dell, Jr. and spouse, Nancy W. O'Dell, by Warranty Deed dated April 23, 1994, from Robert J. Rothman and wife, Leigh S. Rothman, of record in Book 9338, page 376, in the Register's Office for Davidson County, Tennessee; the said Eric C. O'Dell, Jr. and Nancy W. O'Dell having since divorced.

This is improved property known as 4711 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Co.'s First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13th day of January, 2011.

Eric C. O'Dell, Jr.

Nancy W. O'Dell

By: Christie Wilson
Christie Wilson
Attorney in Fact

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 Eric C. O'Dell, Jr., the bargainor, 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 therein contained.

Witness my hand and official seal this 13th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Nancy W. O'Dell and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Nancy W. O'Dell.

Witness my hand and official seal this 13th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY