ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOSEPH B. MODRALL ET UX	MORTGAGE CORPORATION OF THESOUTH	Map 74-3
(NAME) 7015 BONNAMERE DRIVE	(NAME) 2119 6TH AVE. NORTH	Par 7 & 8
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE, TN. 37076	(STREET ADDRESS) BIRMINGHAM, ALA. 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6839 PAGE 104

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH DOLLARS IS HEREBY ACKNOWLEDGED, WE, FED AUSTIN WEST AND WIFE, LILLIAN B. WEST, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH B. MODRALL AND WIFE, CYNTHIA L. MODRALL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 828 ON THE PLAN OF HERMITAGE HILLS, SECTION 7, AS OF RECORD IN BOOK 3300, PAGES 62 AND 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 828 FRONTS 86.95 FEET ON THE WESTERLY MARGIN OF BONNAMERE DRIVE AND EXTENDS BACK WEST BETWEEN TWO LINES, 149.1 FEET ON THE NORTHERLY SIDE AND 140.0 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE MEASURING 73.95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FED AUSTIN WEST AND WIFE, LILLIAN B. WEST BY DEED FROM PHILIP N. BROWNSTEIN OF RECORD IN BOOK 3902, PAGE 485, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IDENTIFICATION REFERENCE
APR 25 2 40 PM '86
FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN

unimproved ( )
This is improved (X) property, known as 7015 BONNAMERE DRIVE (House Number) (Street)
HERMITAGE, TENNESSEE 37076
(P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives 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 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.

Witness our hands this 22nd day of APRIL, 19 86.

X Fed Austin West X Lillian B. West
FED AUSTIN WEST LILLIAN B. WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6839 PAGE 105

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FED AUSTIN WEST AND WIFE LILLIAN B. WEST

the bargainor S, 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 official seal at NASHVILLE, TENNESSEE, this 22nd day of APRIL, 19 86.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,000—
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph B. Modrall

Sworn to and subscribed before me
this 22nd day of APRIL, 19 86.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE	NASHVILLE, TENNESSEE 37214C
Name		Address

WARRANTY DEED

FROM FED AUSTIN WEST ET UX

TO JOSEPH B. MODRALL ET UX

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

mail to:
William G. Traber
P. O. Box 40065
Nashville, Tenn. 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 106

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

660 [illegible] CO- [illegible]
145.00 [illegible]
.50 PRFE
6.00 [illegible]
[illegible] 152.50-
71940 /25/06 2:4[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94995

IDENTIFICATION REFERENCE

APR 25 2 40 PM '06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 241187