ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David D. Modglin, Et Ux	Same	9D79263
(NAME)	(NAME)	155-33-29
7212 River Junction Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS Cash in hand paid by the GRANTEES; DAVID D. MODGLIN, and wife, DEBRA S. MODGLIN, and other good and valuable considerations, receipt of which is hereby acknowledged;

ALLEN EARPS BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said DAVID D. MODGLIN and wife, DEBRA S. MODGLIN

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. 29 on the Plan of RIVER PARK ESTATES, of record in Book 6250, page 658, Register's Office for Davidson County, Tennessee, corrected in Book 6785, page 427 and Book 6830, page 806, said Register's Office, to which plat reference is hereby made for a complete and accurate description thereof.

BEING part of the same property conveyed to Allen Earps Builders, Inc., by deed from Belmont Investment Corporation of record in Book 6805, page 998, Register's Office for Davidson County, Tennessee.

8 5 7 2 4

IDENTIFICATION

JAN 21 11 12 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7212 River Junction Drive (House Number) (Street)
Nashville, TN (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 11th day of December, 19 86.

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps Pres.

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ALLEN EARPS and _____ with whom I am personally acquainted, and who, upon oath, acknowledged /or proved to me on the basis of satisfactory evidence himself to be PRESIDENT and _____ respectively of the ALLEN EARPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ALLEN EARPS as such PRESIDENT

Witness my hand and seal, at office in Brentwood, TN, this 11th day of December, 19 86.

D. Annette Burton Notary Public

Commission expires 07/18/87.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 122,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Debra S. Modglin

Sworn to and subscribed before me
this 11th day of December, 19 86.

My commission expires 07/18/87 Notary Public D. Annette Burton

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027

Name Address

WARRANTY DEED

FROM

ALLEN EARPS BUILDERS, INC.,

TO

DAVID D. MODGLIN, ET UX

DEBRA S. MODGLIN

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE-MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838
AND
101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

12.50 [illegible] 0- CAMT.
340.00 CSTAX
.50 PRFE
6.00 WDED
CHECK 340.60-.
1421307/21/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 7 2 4

IDENTIFICATION REFERENCE

JAN 21 11 12 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36991