File Box #24

BOOK 7321 PAGE 492

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Gary K. Modisett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1987.

Irene Reeves
Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Gary K. Modisett (NAME)	Home Savings of America, F.A. (NAME)	MAP 11
3324 Freeman Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 54&55
Goodlettsville, TN. 37072 (CITY) (STATE) (P O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	10D 20180

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 IS HEREBY ACKNOWLEDGED, WE, Martha E. Woodroof and husband, Forrest O. Woodroof

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary K. Modisett and wife, Irene J. Modisett, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of a tract known as the H. S. Freeman Lands and shown on the plan of record in Book 332, Page 58, Register's Office, said County; property also described in Deed Book 5344, Page 948, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated July 21, 1987 as follows: BEGINNING at a point in the center of Freeman Hollow Road, said point being the northwesterly corner of Joe Knox's property; thence South 36 deg. 15 min. E. 668 feet; thence North 66 deg. 30 min. E. 690 feet to a point; thence North 25 deg. W. 572 feet to a point in the center of Freeman Hollow Road; thence with the center of the same, South 78 deg. 30 min. W. 600 feet to a point and S. 52 deg. W. 200 feet to a point and S. 37 deg. W. 25 feet to the point of beginning.

BEING the same property conveyed to Martha E. Woodroof by deed from Charles C. Hicks, as Executor and individually, and Gladys Oleen Stockmeyer, as of record in Book 5344, Page 948, Register's Office, Davidson County, Tennessee.

This property is commonly known as: 3324 Freeman Hollow Road, Goodlettsville, Tennessee 37072.

Forrest O. Woodroof herein joins to convey any and all rights and interest he may have; especially his marital rights.

Martha E. Woodroof executed this instrument on behalf of Forrest O. Woodroof pursuant to a Power of Attorney of record in Book 6225, Page 513, Register's

This is ( ) unimproved (xx) improved property, known as 3324 Freeman Hollow Road, Goodlettsville, TN. 37072
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 our hands this 6th day of August, 1987

Martha E. Woodroof

Forrest O. Woodroof

By: Martha E. Woodroof
Martha E. Woodroof, His Attorney-in-Fact
His Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 7321 PAGE 493

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha E. Woodroof

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 1987

Commission expires 5-13-90

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

(AFFIX SEAL)

Personally appeared before me, Martha E. Woodroof, Attorney-in-Fact for Forrest O. Woodroof
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that S he is the Attorney-in-Fact
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 6th day of August 19 87.

My Commission Expires 5-13-90

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Martha E. Woodroof

TO
Gary K. Modisett
Irene J. Modisett

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

CONTINUATION OF LEGAL DESCRIPTION

Office, Davidson County, Tennessee.

5 4 3 5 3

IDENTIFICATION REFERENCE

Aug 10 3 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7321 PAGE 494

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

12000.00- RATIF.
341.60 STATE
.50 [illegible]
6.00 [illegible]
OTHER 348.10-
9894A08/10/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.3.5.3

IDENTIFICATION REFERENCE

AUG 10 3 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03855