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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

William B. Modrall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 1988

Notary Public

MY COMMISSION EXPIRES: May 8, 1990

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Modrall (NAME)	Mortgagee: Travelers Mortgage Services, (NAME)	MAP 110
3523 Earhart Road (STREET ADDRESS OR ROUTE NUMBER)	2339 Route 70 West (STREET ADDRESS)	PARCEL 71
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	Cherry Hill, NJ 08002 (CITY) (STATE) (ZIP)	4D-15550

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, Gladys Pugh Hicks, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Modrall and wife, Peggy J. Modrall

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:

A tract of land lying and situated on the easterly margin of Earhart Road and being more fully described as follows, to-wit:

Beginning at a point on the easterly margin of Earhart Road, said point being the northwest corner of Charles T. Frier, Jr. property as recorded in Book 4269, page 541, said Register's Office and the southwesterly corner of the herein described tract; thence leaving said Road, and running with the Frier property line, N 74 deg. 29 mins. E 418.3 feet to a point, said point being the west boundary line of Felts property as recorded in Book 5158, page 950, said Register's Office; thence with Felts property line, N 1 deg. E 167.5 feet to a point; thence S 87 deg. 20 mins. 27 secs. W 204.17 feet to a point; thence N 4 deg. 44 mins. 50 secs. W 135 feet to a point; thence S 74 deg. 37 mins. W 330 feet to a point in the easterly margin of Earhart Road; thence with said Road, S 17 deg. 19 mins. E 423 feet to the point of beginning, containing 3.93 acres, more or less.

BEING part of the same property conveyed to Joe Millard Hicks and wife, Gladys Pugh Hicks by deed from Lera Layne Pugh Carver and husband, filed of record in Book 1305, page 334, Register's Office for Davidson County, Tennessee. The said Joe Millard Hicks having since died.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved (XX
This is improved ( ) property, known as 3523 Earhart Road, Mt. Juliet, TN 37122
(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 my hand this 8th day of June, 19 88

Gladys Pugh Hicks
Gladys Pugh Hicks

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Gladys Pugh Hicks

(or proved to me on the basis of satisfactory evidence)

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 Hermitage, Tennessee, this 8th day of June, 88

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Gladys Pugh Hicks

TO
William B. Modrall and wife, Peggy J. Modrall

3606 06/10 0101 03CHECK 276.70

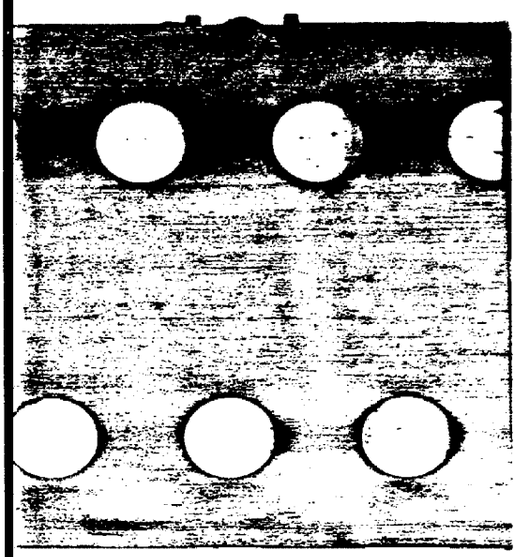
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

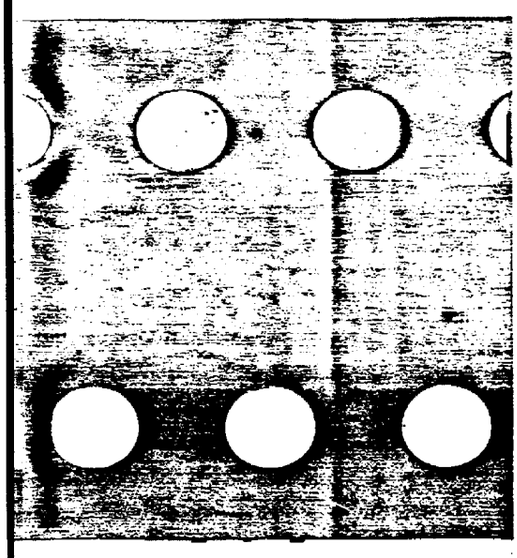
IDENTIFICATION REFERENCE

38423

FILED
JUN 10 8 23 AM '88
DAVIDSON COUNTY, TN
REGISTER

1988





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 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
				CAMT 96500.00
				CON TX 270.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 276.70
				CHECK 276.70
06/10/88	01			08:21 0001 3606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38423.

IDENTIFICATION REFERENCE

JUN 10 8 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100464