file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Bernhard F. Modena
1003 Sutton Hill Road
Nashville, TN 37204

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 118-09
PARCEL 153
16DA-13435

WARRANTY DEED

BOOK 7614 PAGE 370

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged,

Betty M. Howard, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bernhard F. Modena and wife, Leslie A. Modena

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the plan of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for said County.

SAID Lot No. 46 fronts 75 feet on the southerly margin of Sutton Hill Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Betty M. Howard by Quitclaim Deed from Robert B. Howard of record in Book 6335, page 19, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

5 4 4 1 8

IDENTIFICATION REFERENCE

AUG 1 11 13 AM '88

FELIX Z. WILSFORD REGISTER
DAVIDSON COUNTY, TN

2132 08/01 0101 03CHECK 323.30

This is (~~XX~~)improved property, known as 1003 Sutton Hill Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of July, 1988.

Betty M. Howard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of July, 1988, before me personally appeared Betty M. Howard, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7614 PAGE 371

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Bernhard F. Modena
Affiant

Subscribed and sworn to before me, this the 29th day of July, 1988

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

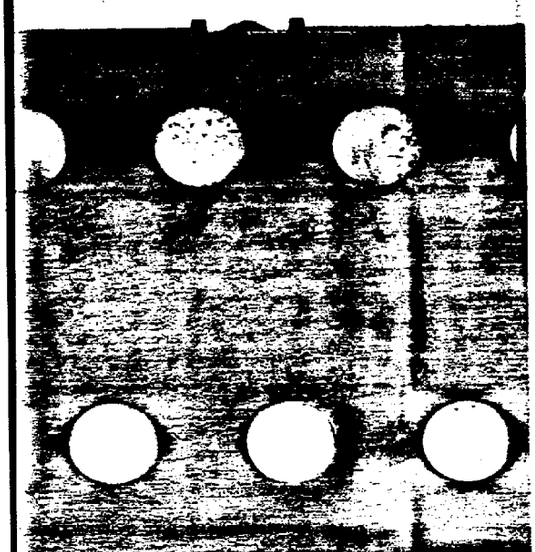
WARRANTY DEED

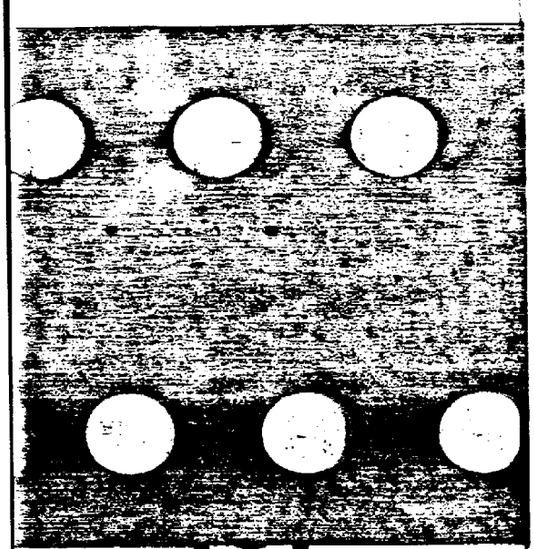
from:
Betty M. Howard, unmarried

to:
Bernhard F. Modena and wife, Leslie A. Modena

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27749





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 372

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 96000.00
				CON TX 316.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 323.30
				CHECK 323.30

08/01/88 01 11:17 0001 2132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5441.8

IDENTIFICATION REFERENCE

AUG 1 11 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118740