THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00263809

WARRANTY DEED

BOX 35 BOOK 8377 PAGE 645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald A. Modjeska (NAME)	Same (NAME)	MAP 87-5A
5903 Colchester Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 14
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Gerald A. Modjeska and Elena Z. Modjeska, husband and wife, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Phillips Builders, Inc. a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Gerald A. Modjeska and Elena Z. Modjeska, husband and wife

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 14 as shown on the Plan of the Final Plat of Farmingham Woods, Phase 1, of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, by deed from Thelma R. Zanetis of record in Book 8113, page 918, Register's Office of Davidson County, Tennessee.

235944.

IDENTIFICATION

JUN 18 4 21 PM '91

5391 06/18 0101 03CHECK 252.85

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,500.00

Subscribed and sworn to before me this the 14th *day of* June 19 91

My commission expires: 1-23-93 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 5903 Colchester Drive, Hermitage, TN 37076
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 14th *day of* June, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillips Builders, Inc. a Tennessee Corporation

Jacki Rouse, Sr. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8377 PAGE 646

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*___

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, *a Notary Public of the State and County aforesaid, personally appeared* Jackie Roark _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* Senior Vice-President *of the* Phillips Builders Inc., a Tennessee Corporation *the within named bargainor, a corporation, and that* she *as such* Senior Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Senior Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 14th *day of* June, *19* 91

_____ *Notary Public*

Commission expires 1/23/93

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8377 PAGE 647

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 74500.00
CON TX 245.85
PRFEE 1.00
WDEED 6.00
TOTAL 252.85
CHECK 252.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/91 01 16:25 0001 5391

235.94

IDENTIFICATION REFERENCE

JUN 18 4 21 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 432410