STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$92,000.00 William B. Modrall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES: _____

File # 30358

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeb D. Johnston (NAME)	JI Kislak Mortgage Corporation (NAME)	Map 110
3523 Earhart Road (STREET ADDRESS OR ROUTE NUMBER)	7900 Miami Lakes Drive West (STREET ADDRESS)	Parcel 71
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	Miami Lakes Florida 33016 (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, William B. Modrall and wife, Betty J. Modrall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeb D. Johnston and wife, Angela S. Johnston

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 940, 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 the same property conveyed to William B. Modrall and wife, Peggy J. Modrall by deed from Gladys Pugh Hicks, a widow, of record in Book 7568, page 747, Register's Office for Davidson County, Tennessee. The said Peggy J. Modrall having since died.

The said Betty J. Modrall joins in the execution of this deed to convey any interest that she may have by reason of marital status.

unimproved ( )
This is improved (X) 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 our hand s this 19th day of August, 19 92

William B. Modrall
William B. Modrall

Betty J. Modrall
Betty J. Modrall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 8726 PAGE 173

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Modrall and wife, Betty J. Modrall

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

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August 19 92.

Commission expires 3/22/95

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

WILLIAM B. MODRALL AND WIFE,

BETTY J. MODRALL

TO

JEB D. JOHNSTON AND WIFE,

ANGELA S. JOHNSTON

DAVIDSON COUNTY, TN
REGISTER'S OFFICE
Sep 9 2 53 PM '92

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

IDENTIFICATION 0101 03CHECK 349.40

4 4 5 2 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8726 PAGE 174

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	92000.00
			CON TX	340.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	349.40
			CHECK	349.40

09/09/92 01 14:54 0001 5243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 5 2 7.

IDENTIFICATION REFERENCE

SEP 9 2 53 PM '92

A.Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 568911