File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Charles Leon Bibee and Dorris O. Modrall
1722 Springfield Highway
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Great Western Mortgage Corporation, a Delaware Corporation
9451 Corbin Avenue
Northridge, California 91324-2496

MAP AND PARCEL:
MAP 7
PARCEL 6
10D21270

WARRANTY DEED BOOK 9865PG686

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 Luquer, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Leon Bibee and Dorris O. Modrall, both unmarried, as joint tenants with the specific right of survivorship, 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:

BEING a certain tract or parcel of land lying in Davidson County, Tennessee; property being described in Book 9013, Page 517, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Ave. S., Nashville, TN 37203, License No. 100, dated October 25, 1995, as follows:

BEGINNING at a point in the center of Mansker Creek at the north corner of the hereinafter described property; thence S 20 deg. 20 min. W, 78 feet to a point; thence along the east line of M. M. Capp's property, S 16 deg. 50 min. E, 367.3 feet to a point; thence S 5 deg. 20 min. E, 134.6 feet to a point; S 22 deg. 50 min. E, 181 feet to a point in the center of a private road; thence with the center of the private road, N 17 deg. 10 min. E, 58 feet; N 55 deg. 40 min. E, 128 feet to a point in the center of Mansker Creek; thence with the center of the Creek, N 7 deg. 10 min. E, 155 feet; N 16 deg. 20 min. W, 90 feet; N 31 deg. 10 min. W, 168 feet; N 50 deg. 35 min. W, 193 feet and N 23 deg. 40 min. W, 103 feet to the beginning.

Being the same property conveyed to Martha Luquer, by deed from Timothy J. Hudson of record in Book 9013, Page 517, Register's Office for Davidson County, Tennessee.

Eleanor Troccoli executed this instrument on behalf of Martha Luquer pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to a gravel drive that runs through property as per survey.

This conveyance is made subject to that portion of the property extending into the center of Mansker Creek.

This is improved property known as 1722 Springfield Highway, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Leon Bibee and Dorris O. Modrall, both unmarried, their heirs and assigns, forever; and we, Martha Luquer, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of November, 1995.

Martha Luquer
Martha Luquer
By:Eleanor Troccoli, Attorney-in-Fact
By: Eleanor Troccoli, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eleanor Troccoli as Attorney-in-Fact for Martha Luquer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact 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 and official seal at Nashville, Tennessee, this the 17th day of November, 1995.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 66,000.00.

Dorris O. Modrall
AFFIANT

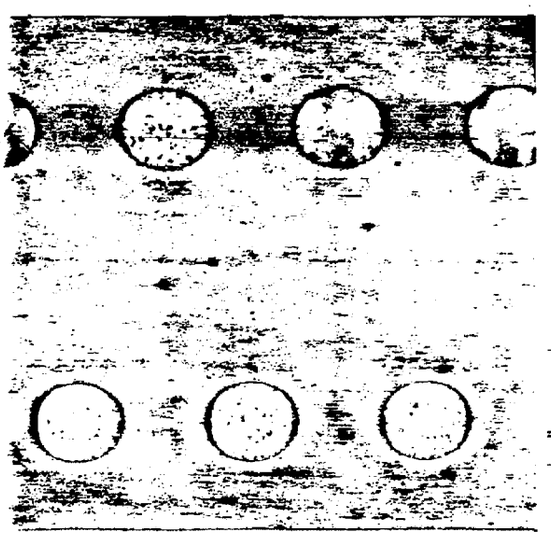
Subscribed and sworn to before me this 17th day of November, 1995.

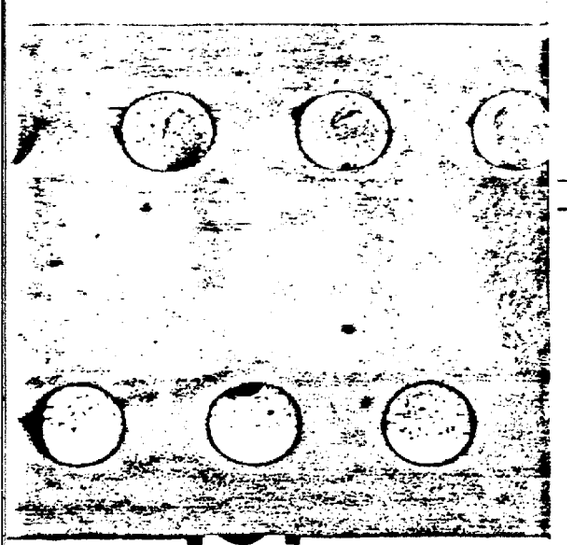
Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

0125073
IDENTIFICATION REFERENCE

95 NOV 21 AM 11:10
FILED
DAVIDSON COUNTY, TN.

0684 11/21 0101 03CHECK 253.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9865 PG 688

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

11/21/95 01 11:10 0001 0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125073
IDENTIF. # REFERENCE

95 NOV 21 AM 11: 10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 979225