Davidson County DEEDWARR
Recvd: 03/05/01 09:28 2pgs
Fees:11.00 Taxes:869.50

20010305-0020203

Realty
48A

07

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Pradeep N Modur
Affiant

Subscribed and sworn to before me, this 28th day of February, 2001.

Notary Public
My commission expires: 03/21/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Pradeep N. Modur	Bank of America, N.A.	171-03-0-A
5153 Fredericksburg Way E	2059 Northlake Parkway	110.00
Brentwood TN 37027	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank B. Bertovich and wife, Ruth M. Bertovich, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pradeep N. Modur and wife, Lisa R. Modur, hereinafter called the Grantees, their successors 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. 288 on the Plan of First Revision, Section 5A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank B. Bertovich and wife, Ruth M. Bertovich by deed from Radnor Homes, Inc., dated May 6, 1998, recorded in Book 10924, Page 833, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5153 Fredericksburg Way East, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of February, 2001.

Frank B. Bertovich

Ruth M. Bertovich

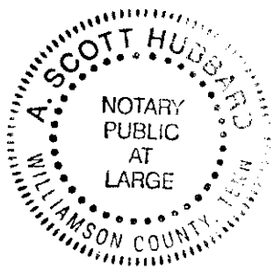
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank B. Bertovich and Ruth M. Bertovich, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2001.

A. Scott Hubbard
State of Tennessee at Large

My Commission expires 03/21/01



My Commission Expires
03-21-01