Box 36

18083

THIS INSTRUMENT PREPARED BY: ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* *File No. 18083*	***STATE OF TENNESSEE]*** ***COUNTY OF DAVIDSON]*** *The actual consideration or value, whichever is greater, for this transfer is $115,000.00.* Patsy M Stratton *Affiant* ***NOTARY PUBLIC*** ***My commission expires:***

Name and Address of New Owner:

Patsy M. Stratton
408 Sun Valley West
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 03/25/02 15:46 2pgs
Fees:13.00 Taxes:425.50
20020325-0036166

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
408 Sun Valley West Nashville, Tennessee 37221	Map 142-16-0-D Parcel 8CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS A. MODDELMOG AND WIFE, MALLORY S. MODDELMOG, "GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **PATSY M. STRATTON, "GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Sun Valley Townhouses, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convyed to Chris A. Moddelmog and wife, Mallory S. Moddelmog, by deed from Carey L. Thompson, unmarried, of record in Book 10854, page 709, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 7422, page 977 with By-Laws appended thereto, as amended in Book 7446, page 394, and Book 11178, page 927, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our hands this 25th day of March, 2002.

CHRIS A. MODDELMOG

MALLORY S. MODDELMOG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of March , 2002, before me personally appeared Chris A. Moddelmog and wife, Mallory S. Moddelmog, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____