Realty
402

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

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Christy Rigsby
Affiant

Subscribed and sworn to before me, this 31st day of January, 2003.

Catherine R. Vass
Notary Public
My commission expires: 5-30-04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES NOV 30 2004

Davidson County DEEDWARR
Recvd: 02/05/03 10:30 2pgs
Fees:13.00 Taxes:932.40
20030205-0015782

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Lisa Ball<br>5153 Fredericksburg Way East<br>~~Nashville~~ Brentwood TN 37027 | 1st Trust Bank For Savings<br>P.O. Box 17257<br>Memphis, TN 38187-0257 | 171-03-0-A-10.00CO |

## 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, Pradeep N. Modur and wife, Lisa R. Modur, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa Ball, 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 Pradeep N. Modur and wife, Lisa R. Modur by deed from Frank B. Bertovich and wife, Ruth M. Bertovich recorded in Instrument No. 20010305-0020203, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 5153 Fredericksburg Way East, ~~Nashville~~ 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 30th day of January, 2003.

Pradeep N. Modur
Pradeep N. Modur

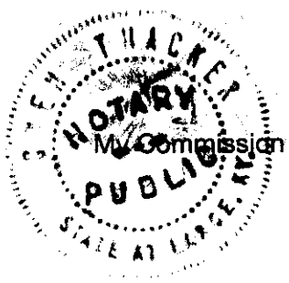
Lisa R. Modur
Lisa R. Modur

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pradeep N. Modur and Lisa R. Modur, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Louisville Kentucky, _____, this 30th day of January, 2003.

Gwen Thacker
Notary Public




My Commission expires 11/20/03