FILE BOX 45

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $77,100.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2003.

Notary Public
My commission expires: 1-27-07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RTEC No. 42199

Address of New Owner:	Send Tax Bills to:	Tax Information
Renell W. Davis 340 Timberway Circle Nashville, TN 37214	New Owner	108-07-B-103.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mikel S. Modine, married,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Renell W. Davis, unmarried** hereinafter called the Grantee, her 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 Unit No. 103, Timberlake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit A-2, of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Mikel S. Modine, unmarried, by deed from David Glenn Galloway, unmarried, of record in Book 11748, Page 459, Register's Office for Davidson County, Tennessee.

Mary Lisa Modine, wife of Mikel S. Modine, joins in the execution of this instrument for the purpose of conveying her marital interests, if any in subject property.

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 340 Timberway Circle, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/11/03 09:26 2pgs
Fees:13.00 Taxes:285.27
20030411-0048322

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 9th day of April, 2003.

Mikel S. Modine

Mary Lisa Modine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mikel S. Modine and Mary Lisa Modine**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, Tennessee, this 9th day of April, 2003.

Notary Public

My Commission expires: 05/30/04