Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/21/03 16:37 1pgs
Fees:13.00 Taxes:525.40

20030421-0052301

WARRANTY DEED

Preparer's File #-03C0351

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 11TH DAY OF APRIL, 2003.

(Affix Seal) Notary Public

My Commission Expires: 2-11-06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mikel Modine and Mary Lisa Modine	Churchill Mortgage Corporation	108-04-A-4CO
704 Kennington North	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37214	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CLAYTIE L. DILWORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MIKEL MODINE AND WIFE, MARY LISA MODINE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the Plan of Section One, Villages of Larchwood, of record in Plat Book 7900, page 106, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claytie L. Dilworth by deed from Frank Batson Homes, Inc. of record in Book 8571, page 628, filed 03-11-92, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **704 Kennington North, Nashville, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; 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 GRANTEE, 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/our hand(s) this **11th** day of **April, 2003**:

Claytie L Dilworth

Claytie Dilworth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAYTIE L. DILWORTH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 11th day of April, 2003.

Notary Public

My Commission Expires: 2-11-06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.