THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

NAME AND ADDRESS	SEND TAX BILLS TO:	MAP AND PARCEL
William B. Modrall and wife, Betty J. Modrall 2735 Morgan Road Joelton, TN 37080	Same	15-90-3

Davidson County DEEDWARR
Recvd: 09/16/03 09:06 2pgs
Fees:13.00 Taxes:567.95

20030916-0135545

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED ($153,500.00) DOLLARS** cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, **DAVID M. PRUITT and wife, LINDA PRUITT,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **WILLIAM B. MODRALL and wife, BETTY J. MODRALL**, GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 1 of the Wilson Subdivision, as of record in Book 4595, Page 129, and described according to a survey dated July 29, 1975, by John Kohl, Registered Surveyor, as follows:

BEGINNING at a point in the southerly margin of Morgan Road, said point being the northeast corner of the Karl Hawkins property; thence south 0 degrees 01 minutes 18 seconds west, 833.87 feet to a point; thence north 88 degrees 30 minutes west 80.0 feet to a point; thence south 5 degrees 05 minutes 42 seconds east 594.85 feet to a point; said point being 1, 111.01 feet, more or less from Wilkinson Road, thence north 45 degrees 28 minutes east 199.19 feet to the point of beginning.

Being the same property conveyed to David Pruitt and wife, Linda Pruitt, by deed of record at Book 6186, Page 620, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we are 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. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 9 day of September, 2003.

X David M. Pruitt
DAVID M. PRUITT

Linda Pruitt
LINDA PRUITT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID M. PRUITT and wife, LINDA PRUITT,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 9 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 12/3/05

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $153,500.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

William B. Woodall
AFFIANT

Sworn to and subscribed before me this the 9 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 12/3/05