WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-FSBO-04-8207

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan L. Modling	Franklin American Mortgage	
8207 Sawyer Brown Rd, Unit D-3 (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	142-1-A-21.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZP)	Franklin, TN 37067 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD M. RICKARD AND WIFE, BETTY C. RICKARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NATHAN L. MODLING AND WIFE, WILMA R. MODLING, hereinafter called the Grantees, 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 Unit No. D-3, together with Carport designated No. D-3-C on the plan of River Plantation, Section One, a Condominium, a Horizontal Property Regime, of record in Book 4460, page 59, Register's Office for said County, and described in a Master recorded in Book 4562, page 474, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald M. Rickard and wife, Betty C. Ric, by Deed from Haury and Smith Contractors, Inc., dated March 8, 1972, of record in Book 4583, page 302, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Rd, Unit D-3, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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. 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 14th day of September, 2004.

Donald M. Rickard

Donald M. Rickard

Betty C. Rickard

Betty C. Rickard

Davidson County DEEDWARR
Recvd: 09/16/04 13:45 2pgs
Fees:13.00 Taxes:503.20

20040916-0111741

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Donald M. Rickard and Betty C. Rickard, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 14th day of September, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800