Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John R. Modert
6869 Hickory Rim Court
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 03/11/05 15:00 2 pgs
Fees:13.00 Taxes:185.00
20050311-0027353

MAP **173-1**
GROUP
PARCEL **249**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carl E. Corlew and Elaine H. Corlew, Co-Trustees of The Corlew Family Trust, dated December 31, 2002** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John R. Modert and wife, Joyce A. Modert**, hereinafter called the "GRANTEES", their heirs 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. 5B of the Zone Lot Division of Lot 5, Section Two C Monte Carlo, of record in Plat Book 6250, page 285, amending Plat Book 5200, Page 66, amended in Book 6225, Page 368, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to The Corlew Family Trust, dated December 31, 2002, Carl E. Corlew and Elaine H. Corlew, Co-Trustees by Quitclaim deed from Carl E. Corlew and wife, Elaine H. Corlew of record in Instrument no. 20030103-0001421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 510 Cedarmont Drive, Antioch, Tennessee 37013.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 9th day of March, 2005.

Carl E. Corlew, Co-Trustee of The Corlew Family Trust dated December 31, 2002

Elaine H. Corlew, Co-Trustee of The Corlew Family Trust dated December 31, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carl E. Corlew and Elaine H. Corlew, Co-Trustees of The Corlew Family Trust, dated December 31, 2002**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of March, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008