Davidson County DEEDWARR
Recvd: 06/09/05 08:30 2 pg
Fees:13.00 Taxes:641.95
20050609-0065785

This instrument prepared by:
Martha Brooke Perry, ATTY
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Betty Modrall
new owner
TO:
Floyd Marks and wife Patricia Marks
Address: 2935 Morgan Rd
Joelton, TN 37080

MAP: 15

PARCEL: 90.3

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Betty Modrall, Grantor herein, have bargained and sold and by these presents do convey unto Floyd Marks and wife Patricia Marks, Grantee herein, their heirs and assigns, the following described property:

> 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 deg 01 minutes 18 seconds west 833.87 fee to a point; thence north 88 deg 30 minutes west 80.0 feet to a point; thence south 5 degrees 42 minutes 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.
>
> William B. Modrall and wife Betty Modrall, by deed recorded September 16, 2003 at Instrument No. 20030916-0135545, Register's Office of Davidson County, Tennessee. William B. Modrall having since died leaving Betty Modrall vested solely with title as surviving tenant by the entirety.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever

defend the title unto said real property unto the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

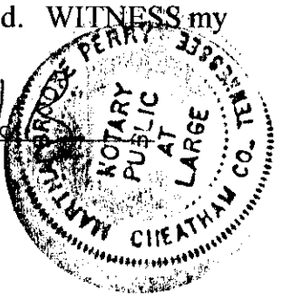
IN WITNESS WHEREOF, I have hereunto set my hand this the 25 day of May, 2005.

Betty J. Modrall
BETTY MODRALL

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BETTY MODRALL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 25th day of May, 2005.

Martha Brooks Perry
NOTARY PUBLIC



My Commission Expires: 7/6/05

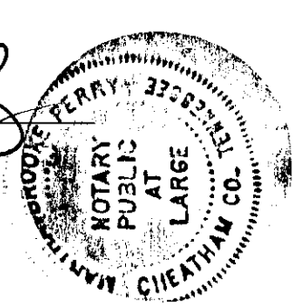
STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Grantee

SWORN to and subscribed before me
this the 25 day of May, 2005.

Martha Brooks Perry
NOTARY PUBLIC



My commission expires: 7/6/05