THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26138-12-2006** **Record & Return To:** **Riney Title and Escrow LLC** **7003 Chadwick Drive** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me this 27th day of December, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Richard J. & Julie E. Modica 2704 Hemingway Nashville, TN 37215	AmSouth Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map No.130.15-0 Parcel No. 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M. Wills Oglesby and wife, Mary Jane Millard Oglesby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J. Modica and wife, Julie E. Modica** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2704 Hemingway, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of December, 2006.

M. Wills Oglesby

Mary Jane Millard Oglesby

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **M. Wills Oglesby and Mary Jane Millard Oglesby**, 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, at office, this 27th day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/29/06 14:58 2 pgs
Fees:13.00 Taxes:1591.00

20061229-0160988

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 Block "I" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to M. Wills Oglesby and wife, Mary Jane Millard Oglesbyby Warranty Deed dated January 16, 1956 from J. E. Crain & Son, a partnership composed of J. E. Crain & J. T. Crain of record in Book 2489, page 635, Register's Office for Davidson County, Tennessee. M. Wills Oglesby and Mary Jane Millard Oglesby, have since conveyed their interest in said property to M. Wills Oglesby and Mary Jane Millard Oglesby as Tenants in Common by Quitclaim Deed of record in Book 9181, page 682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5272, page 384, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, pages 12 through 14, Register's Office for Davidson County, Tennessee.