Davidson County DEEDWARR
Recvd: 10/17/08 11:56 2 pgs
Fees:13.00 Taxes:377.40
20081017-0104543

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 8811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND AND 00/100 ($102,000.00) DOLLARS, cash in hand paid by MICHAEL MODINE and wife, BETTIE MODINE, receipt of which is hereby acknowledged, I, DOLORES JOAN STINSON, have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL MODINE and wife, BETTIE MODINE, their heirs and assigns, a certain tract or parcel of land as follows:

BEING Lot No. 16 on the Plat of re-subdivision of Lot No. 3 of West Nashville Annex, as of record in Book 4175, Page 112, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 16 fronts 58 feet on the northwesterly side of James Avenue and extends back 135.04 feet on the northeasterly line and 155 feet on the southwesterly line to a dead line and measures 61.34 feet thereon.

Being the same property conveyed to Virgilia Reavis by Cash Deed from James T. Lynn, Secretary of Housing and Urban Development, dated November 26, 1973 and of record in Book 4775, Page 902, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Dolores Joan Stinson by Executrix's Deed from Dolores Joan Stinson, Executrix of the Estate of Virgilia Reavis, deceased dated October 17, 2008 and of record in Book ~~4~~, Page _____, in the Register's Office of Davidson County, Tennessee. *20081017-0104542

This conveyance is subject to all matters as shown on final plat of record in Book 4175, Page 112, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of James Avenue.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL MODINE and wife, BETTIE MODINE, their heirs and assigns, forever. And I do covenant with the said MICHAEL MODINE and wife, BETTIE MODINE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2008 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL MODINE and wife, BETTIE MODINE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 7th day of October, 2008.

Dolores Joan Stinson
DOLORES JOAN STINSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DOLORES JOAN STINSON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 7th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY
My Comm. Expires 7-20-2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 7th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY
My Comm. Expires 7-20-2009

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Tax Map 091 05 0 194.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. MICHAEL MODINE
681 James Avenue
Nashville, TN 37209