BILL GARRETT, Davidson County
Trans:T20090044147 DEEDWARR
Recvd: 07/01/09 12:05 2 pgs
Fees:13.00 Taxes:416.25
20090701-0061348

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tammy L. Biggs
2915 Lakeland Drive
Nashville, TN 37214

MORTGAGEE
Bank of America, N.A.
801 Crescent Center Drive, #510
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 096-14
PARCEL 050.00

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 of which is hereby acknowledged, I/we, **Louise Evans Modrall, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tammy L. Biggs, an unmarried woman,** 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:

Being Lot No. 397 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, Page 92, Register's Office for said County.

Said Lot 397 fronts 65 feet on the south side of Bealwood Drive and runs back between lines 156.5 feet on the west line and 156.6 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Thomas B. Modrall and wife, Louise Evans Modrall by deed from York Construction Company, Inc., dated November 26, 1954 and of record in Book 2334, Page 21, Register's Office for Davidson County, Tennessee. The said Thomas B. Modrall has since died on August 21, 1997.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2145, Page 262, Book 2273, Page 88; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2133, Page 92, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2915 Lakeland Drive Nashville, TN 37214.**

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 our hands this 22nd day of June, 2009.

Louise Evans Modrall, Donna M. Boswell Attorney-In-Fact
Louise Evans Modrall by Donna M. Boswell
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of June, 2009, before me personally appeared Donna M. Boswell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Louise Evans Modrall, and who acknowledged that she executed the same as the free act and deed of Louise Evans Modrall.

Witness my hand and official seal this 22nd day of June, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $112,500.00.

Tammy Biggs
AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12