#12465 File Box 38 First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9386 PAGE 697

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID H. DENBY	NATIONSBANC MORTGAGE CORPORATION	Map 116-15
(NAME)	(NAME)	
500 Westview Avenue	P.O. Box 353	Parcel 72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Louisville, Kentucky 40201-0353	FB BM 07625
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ALBERTA C. GLASSMAN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID H. DENBY AND WIFE, DAPHNE H. DENBY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 and the westerly 25.0 feet of Lot No. 2 and a small triangular part out of the northeast corner of Lot No. 23, of Block 8, on the plan of Calhoun's Resubdivision of Part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 1 and the westerly 25.0 feet of Lot No. 2 adjoin and front together 225.0 feet on the southerly side of Glen Eden Drive and run back 176 feet, 4 inches on the easterly line of said part of Lot No. 2 and 200.0 feet on the westerly line of Lot No. 1, along the easterly margin of West View Drive, to a dead line in the rear, measuring 130.5 feet thereon.

SAID part of Lot No. 23 beginning at a point in the westerly line of West View Drive, the common corner of Lots Nos. 1 and 23 of said Block 8; thence with the line between said Lots, easterly 105.5 feet to a point; thence, southerly 1.7 feet to a point; thence westerly approximately along the South face of a stone retaining wall, 105.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Armand B. Glassman and wife, Alberta C. Glassman by deed from Ronald E. Underwood, unmarried of record in Book 7906, page 491, said Register's Office, the said Armand B. Glassman having conveyed his interest to Alberta C. Glassman by quitclaim deed of record in Book 8565, page 136, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5787, page 206; and (3) All matters appearing on the Plan of record, said Register's Office.

Armand B. Glassman, spouse of Alberta C. Glassman, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said her.

This is unimproved (XX) / improved ( ) property, known as 500 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 19 94

Alberta C. Glassman
ALBERTA C. GLASSMAN

Armand B. Glassman
ARMAND B. GLASSMAN

TENNESSEE
OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERTA C. GLASSMAN and husband Armand B. Glassman with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of June, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

64113
IDENTIF. & REFERENCE

94 JUN 23 AM 11:03
FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

David H. Denby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM ALBERTA C. GLASSMAN and husband, Armand B. Glassman

TO DAVID H. DENBY AND WIFE, DAPHNE H. DENBY

9418-50 06/23/94 0101 03:43:00 64113

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
239 Ward Circle
P.O. Box 936
BRENTWOOD, TENNESSEE 37024-0936

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 699

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				435000.00
			CON TX	1609.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1618.50
			CHECK	1618.50
06/23/94	01		11:04 0001	9429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64113
IDENTIF. & REFERENCE

94 JUN 23 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806140