File 13402
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9865 PG 574

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~EDWARD S. MACKEY~~ (NAME)	NEW OWNER (NAME)	~~Map 116-15~~
~~500 Westview Avenue~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Par 72~~
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37205~~ (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~F.B. BM 7625~~

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD S. MACKEY AND WIFE, SUSAN E. MACKEY

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 David H. Denby and wife, Daphne H. Denby by deed from Alberta C. Glassman and husband, Armand B. Glassman of record in Book 9386, page 697, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 5787, page 206; and (2) All matters appearing on the Plan of record in Plat Book 547, page 167, said Register's Office.

unimproved ( )
This is improved (XX) 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 November, 19 95

David H. Denby by Starling Davis
DAVID H. DENBY
BY: Starling Davis, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Daphne H. Denby by Starling Davis
DAPHNE H. DENBY
BY: Starling Davis, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

BOOK 9865 PG 575

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said David H. Denby and wife, Daphne H. Denby, and is authorized by the said David H. Denby and wife, Daphne H. Denby to execute this instrument on their behalf.

Witness my hand, at Office, this 15th day of November, 1995.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 95

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

Notary Public

012503 3

IDENTIFICATION REFERENCE

WARRANTY DEED

95 NOV 21 AM 10:04

FROM FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN.

DAVID H. DENBY AND WIFE, DAPHNE H. DENBY

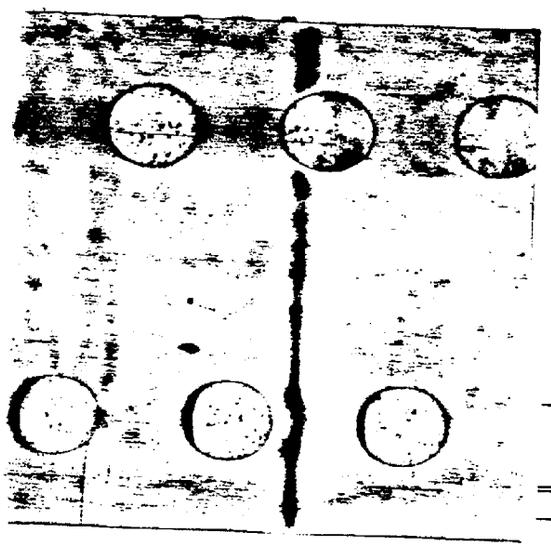
TO

EDWARD S. MACKEY AND WIFE, SUSAN E. MACKEY

3644 11/21 0101 03CHECK 171.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

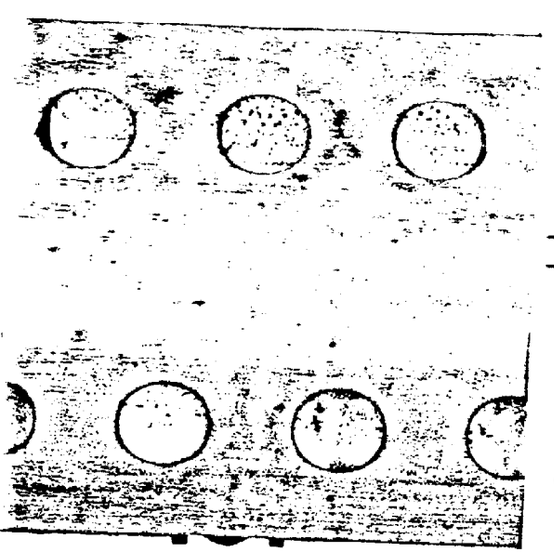
RECEIVED OF _____

FOR _____

BOOK 9885 PG 576

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	
				460000.00
			CON TX	1702.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1711.00
			CHECK	1711.00
11/21/95	01		10:04 0001	0644



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125033
IDENTIF. # REFERENCE

95 NOV 21 A 11:10:04
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 979185