Box 15

BOOK 11275 PAGE 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

98 DEC 30 PM 4:05
REGISTER
DAVIDSON COUNTY, TN.

0531034
IDENTIF. + REFERENCE

The actual consideration for this transfer or value of property (whichever is greater) is $ 181,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of December, 1998.

Notary Public
My Commission Expires: 3-25-2000

ADDRESS NEW OWNER:
Michael A. Mackey
7004 Waterbury Point
Nashville, TN 37221

SEND TAX BILL TO:
/SAME First Trust Mortgage Co
6525 Quail Hollow Road
Memphis, TN 38120

Map: 141-15D
Parcel: 11

6683 12/30 0101 03CHECK 680.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sally J. Sjobeck, a single person, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Michael A. Mackey and wife, Roxanne Mackey, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final PUD Plan, Phase 1, of Sheffield on the Harpeth, of record in Plat Book 6900, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 11 fronts 82.23 feet on the northerly margin of Waterbury Point and extends back 116 feet on the westerly line and 94.73 feet on the easterly line to a broken line in the rear, measuring 105.77 feet thereon.

Being the same property conveyed to Sally J. Sjobeck, a single person by deed from Jay A. Luft and wife, Kathryn A. Luft of record in Book 88211, page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as 7004 Waterbury Point, Nashville, TN 37221.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) County taxes for the year 1999 and subsequent years, a lien not yet due or payable.

2) Declaration of Covenants, Conditions, and Restrictions of record in Book 7145, page 954, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions, and Restrictions of record in Book 6925, page 900, Register's Office for Davidson County, Tennessee.

4) Plan of record in Book 6900, pages 10 & 11, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 29th day of December, 1998.

GRANTOR:

Sally J. Sjobeck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Sally J. Sjobeck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 1998.

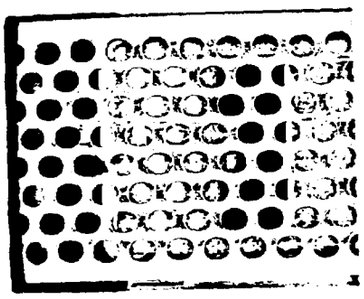
Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11275 PAGE 29



RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

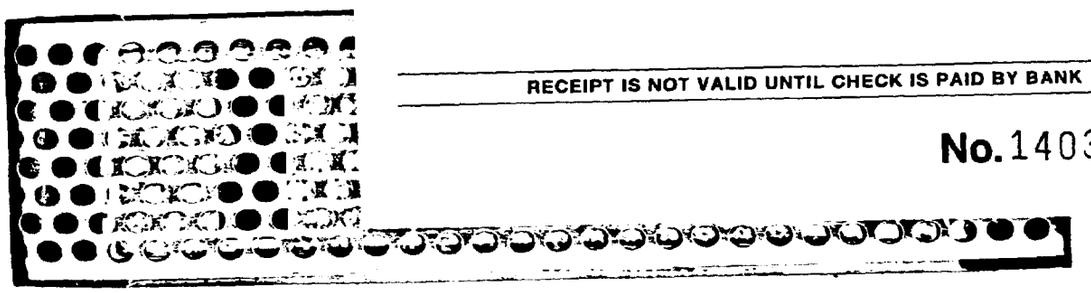
AMT
101000.00
CON TX 669.70
PRFEE 1.00
MRFEE 8.00
CFEE 2.00
TOTAL 680.70
CHECK 680.70

12/30/98 01 12:03 0001 6683

05310 34
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 4:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403992