PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 42408
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/10/01 16:30 2pgs
Fees:13.00 Taxes:399.23
20010910-0098214

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth A. Mackender Paul R. Mackender Loraine S. Mackender 435 Croley Drive Nashville, TN 37209	Union Planters Bank, NationalAssociation 2019 Richard Jones Road, Ste 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 91-13-228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 107,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya R. Edens, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth A. Mackender a one-half undivided interest and Paul R. Mackender and spouse, Loraine S. Mackender a one-half undivided interest, the said half-interests as to each other to be held as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A parcel of land containing 0.14 acres, 6088 square feet, more or less, being part of Lot No. 18 of Block "L" on the Map of Crolywood Subdivision, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Maptech, Inc., dated 4-12-00, as follows:

Beginning at a found iron rod at the Southeast corner of said Lot No. 18, being on the westerly margin of Croley Drive:

1. thence run South 84 degrees 19' 40" West with the line between Lot Nos. 18 and 19 for a distance of 136.1 feet to a set iron pin at the southeast corner of said Lot No. 18;

2. thence run North 04 degrees 29' 08" west with the west line of said Lot No. 18 for a distance of 60.80 feet to the northwest corner of said Lot No. 18 and the southerly right-of-way line of Interstate 40, as shown on the plans of Federal Project No. I-40-3 (5) 201 and I-40-3 (51) 200;

3. thence run north 84 degrees 39' 49" east with the said southerly right-of-way line and the north line of said Lot No. 18 for a distance of 30.33 feet;

4. thence leaving said north line of Lot No. 18, run South 74 degrees 24' 59" east with the said southerly right-of-way line for a distance of 112.02 feet to the said westerly margin of Croley Drive;

5. thence run south 06 degrees 00' 00" east with the westerly margin of Croley Drive for a distance of 20.00 feet to the point of beginning.

BEING the same property conveyed to Tonya R. Edens by Quitclaim Deed from Dennis Arnold and wife, Kathy Ann Arnold of record in Doc. No. 200006200061080, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 65, said Register's Office, which Plan shows a 30 foot minimum building setback line from Croley Drive and 10 foot easement for utility along the rear line(s) and a Slope Easement to State of Tennessee of record in Book 3346, page 261, said Registers' Office.

This is improved property, known as: 435 Croley Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2001.

Tonya R. Edens

State of Tennessee
County of Davidson

On this 31st day of August, 2001, before me the undersigned authority, personally appeared **Tonya R. Edens**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE COUNTY TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 107, 900.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2001.

My Commission Expires: NOTARY PUBLIC AT LARGE COUNTY TENN. My Commission Expires 7/26/2003

Notary Public