Return to First Title and Escrow Company, Inc.
Box 9B File Number 23468

Prepared by:
~~RECORDING REQUESTED BY AND WHEN RECORDED TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43451**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 14:29 2pgs
Fees:13.00 Taxes:565.73

20041104-0133259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$152,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28TH DAY OF OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ROBERT C. DENOVO et ux **4842 Briarwood Drive** **Nashville, TN 37211**	Franklin American Mortgage 501 Corporate Center Drive Franklin, Tennessee 37067	**147-5-8** **6DU 2315**

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 **We, R. MICHELLE ERICKSON HACKNEY and husband, CHARLES MARK HACKNEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. DENOVO and wife, JAMIE S. DENOVO**

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:

LAND in Davidson County, Tennessee, being Lot No. 555 on the Plan of Section Fourteen, Caldwell Hall, of record in Book 3300, Page 77, Register's Office for said County.

SAID Lot No. 555 fronts 85.0 feet on the southeasterly margin of Briarwood Drive and extends back 354.5 feet on the northwesterly line and 158.95 feet on the southeasterly line to a dead line in the rear, measuring 244.6 feet thereon.

BEING the same property conveyed to R. Michelle Erickson by deed from Leigh L. Gillespie, a single person, of record in Instrument Number 20001204-0118965, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4842 Briarwood Drive, Nashville, Tennessee 37211

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 28th day of October, 2004.

R. MICHELLE ERICKSON HACKNEY

CHARLES MARK HACKNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named R. MICHELLE ERICKSON HACKNEY and husband, CHARLES MARK HACKNEY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28TH day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.