File Box 8/tl

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
George C. Luken
1117 Oman Drive
Brentwood, TN 37027

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 105-4
PARCEL 278
14W-3750

BOOK 7703 PAGE 232

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pamela A. Merrill hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George C. Luken and wife, Lenora H. Luken hereinafter called the Grantee, Grantee's 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 part of Lot No. 24 on the plan of Old Fair Grounds Subdivision of record in Book 21, page 116, said Register's Office, and described as follows:

BEGINNING at a point in the easterly margin of Lewis Street, formerly East Hill Street; said point being the northwesterly corner of the within described tract and the southwesterly corner of the property conveyed to Julius Doochin and wife, Sonia Doochin, by instrument of record in Book 4162, page 503, said Register's Office; thence eastwardly along Doochin's southerly boundary 200 feet more or less to a point, said point being the northeasterly corner of the within described tract; thence in a southerly direction along the westerly boundary of the property conveyed to John Otey, of record in Book 5016, page 477, said Register's Office, a distance of 30 feet to a point, said point being the southeasterly corner of the within described tract; thence in a westerly direction along the northerly boundary line of property conveyed to Malcolm L. Barrett and wife, Rachel S. Barrett, by instrument of record in Book 3709, page 321, said Register's Office, a distance of 200 feet, more or less, to a point in the easterly margin of said street; thence in a northerly direction along said easterly margin of said street a distance of 30 feet to the point of beginning.

Being the same property conveyed to William Jonathan Merrill, III and Pamela Allison Merrill by deed from Mary Thompson Fletcher, a widow, of record in Book 2445, page 365, Register's Office Davidson County, Tennessee. William Jonathan Merrill, III has since died and the undersigned Pamela Allison Merrill is his only heir.

This is (un)improved property, known as 1247 Lewis Street, Nashville, TN 37210.

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; and Grantor covenants with the 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, unless otherwise herein set out; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of Nashville, 1988.

Pamela A Merrill
Pamela A. Merrill by: Kay Ruty, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7703 PAGE 233

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 2,150.00.

Margaret R. Hostetler
Affiant

Subscribed and sworn to before me, this the 14th day of November, 1988.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Kay Ruty, 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 on behalf of Pamela A. Merrill as her Attorney in Fact as the free act and deed of the within named Pamela A. Merrill.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November, 1988.

_____
Notary Public

My Commission Expires: 9-26-92

WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument is executed on behalf of Pamela A. Merrill by Kay Ruty as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

WARRANTY DEED

from:
Pamela A. Merrill

to:
George C. Luken and wife,
Lenora H. Luken

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7703 PAGE 234

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Kay Ruth
Affiant

Sworn to and subscribed before me this 14th day of November, 19 88.

7583 11/15 0101 03CHECK 16.43

Notary Public

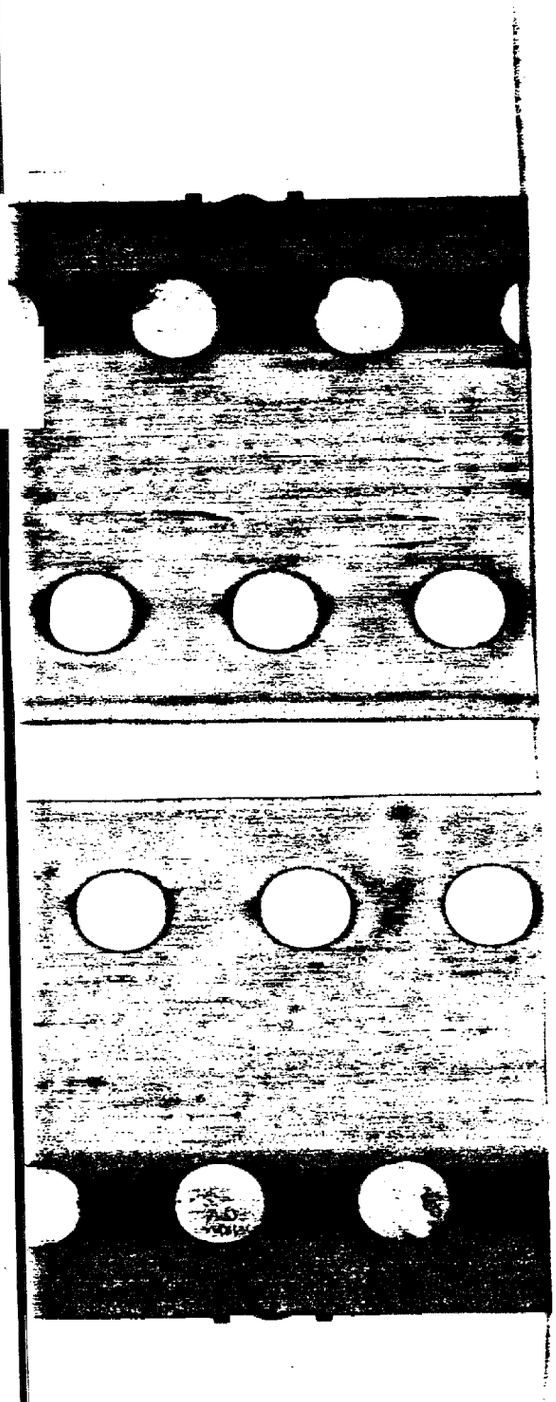
My Commission Expires: 9-26-92

NOTARY PUBLIC AT LARGE WILKINS JR STATE OF TENNESSEE

FILED FOR RECORD
NOV 15 9 42 AM '88
PHILIP J. WILSON, REGISTER
DAVIDSON COUNTY, TN

FEE $ 1.00

8 5 3 8 8



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7703 PAGE 235

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 2150.00
				CON TX 6.93
				PRFEE 0.50
				WDEED 9.00
				TOTAL 16.43
				CHECK 16.43
11/15/88		01		09:43 0001 7583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85388

IDENTIFICATION REFERENCE

Nov 15 9 42 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 154140