BOOK 7703 PAGE 616

WARRANTY DEED

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
Eric A. Darken, et al 213 Cherokee Avenue Nashville, TN. 37205	owners at same address	103-12-22 26W-04481

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-nine thousand five hundred and no/100 ($99,500.00) DOLLARS, cash in hand and other good and valuable considerations paid by the Grantees, the receipt and sufficiency of which the Grantors do hereby acknowledge

JEWELL PINSON SOWELL (now Laura Jewel Pinson and being one and the same person as Laura J. Sowell and Laura Jewell Pinson) by her sole heirs-at-law Lottie Mae Pinson Smith, Barbara McGlawn Hickerson and Paul Russell Pinson, joined by Lottie Mae Pinson Smith, the Executrix for the Estate of Laura Jewel Pinson, deceased, the Grantors,

have bargained and sold and by these presents do transfer and convey unto

ERIC A. DARKEN (a 1/2 interest) and ELWOOD R. DARKEN and wife, NANCY L. DARKEN (a 1/2 interest) as tenants in common with the right of survivorship

the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being the northerly 1/2 of Lot No. 18 and all of Lot No. 19 of Block "L" on the Plat of Cherokee Park, Section No. 3 as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said 1/2 of Lot No. 18 and all of Lot No. 19 front together 90-feet on the westerly margin of Cherokee Road and extends back 125.72-feet on the northerly line and 125.58-feet on the southerly line to a dead line in the rear on which it measures 90-feet.

Being all the same property conveyed to Jewell Pinson Sowell by deed from Mary H. Peeler as of record in Book 1372, page 675, said Register's Office. The said Jewell Pinson Sowell (being one and the same person as Laura J. Sowell) was divorced and restored to her former name, Laura Jewell Pinson, by decree of the 14th Judicial District Court of Dallas County, Texas (#38428-A) on January 7, 1950. The said Laura Jewel Pinson (being one and the same person as Laura Jewell Pinson) having since died testate in Davidson County, Tennessee, on June 25, 1988 (Davidson County Probate Court #91124). And being part of the property vesting with the sole heirs, devisees and beneficiaries Lottie Mae Pinson Smith, Barbara McGlawn and Paul Russell Pinson and with direction to sell with the named Executrix, Lottie Mae Pinson Smith, by will of Laura Jewel Pinson, as of record in Will Book 163, page 747, Davidson County Probate Clerk's Office and as of record in the pages immediately preceeding this deed.

Jewell Pinson Sowell, Laura J. Sowell, Laura Jewell Pinson and Laura Jewel Pinson being one and the same person.

This conveyance is expressly made subject to restrictive covenants of record at Book 819, page 164, to the limitations shown on the plan of record at Book 843, pages 2 and 3, said Register's Office, and to 1988 property taxes.

The said Lottie Mae Pinson Smith is acting on behalf of the said Barbara McGlawn Hickerson and Paul Russell Pinson by authority of their respective Limited Power Of Attorney as of record in the pages immediately prior to the said will which immediately preceeds this deed.

This is improved property known as:

213 Cherokee Avenue
Nashville, TN. 37205

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with 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 as otherwise stated herein above. 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.

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 as may be necessary to properly identify the same in this instrument. The corporate party, if any, having its duly authorized officer or agent to sign the name of the corporation by said officer or agent.

WITNESS our hands this 15th day of November, 1988.

Estate of Laura Jewel Pinson

Lottie Mae Pinson Smith, Executrix

Lottie Mae Pinson Smith

Barbara McGlawn Hickerson

Paul Russell Pinson

By Lottie Mae Pinson Smith AIF
Lottie Mae Pinson Smith AIF
Attorney in Fact

By Lottie Mae Pinson Smith AIF
Lottie Mae Pinson Smith AIF
Attorney in Fact

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 Lottie Mae Pinson Smith, the 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 and official seal at Nashville, Tennessee, this 15th day of November, 1988.

my comm. expires: 9/11/1990

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lottie Mae Pinson Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Laura Jewel Pinson, the within named bargainor, an Estate, and that she as such Executrix executed the foregoing instrument for the purposes therein contained by signing the named of the Estate by the said Lottie Mae Pinson Smith as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1988.

my comm. expires: 9/11/1990

Notary Public

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this 15th day of November, 1988, before me, the undersigned, a Notary Public in and for said County and State, did personally appear Lottie Mae Pinson Smith, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Barbara McGlawn Hickerson and Paul Russell Pinson, respectively and who acknowledged that she executed the same as the free act and deed of the said Barbara McGlawn Hickerson and Paul Russell Pinson, respectively.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1988.

my comm. expires: 9/11/1990

Notary Public

NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater, which is equal to or greater than the property would bring at a fair and voluntary sale, is $99,500.00.

Eric A. Darken

Sworn to and subscribed before me this 15th day of November, 1988.

my comm. expires: 9/11/1990

Notary Public

NOTARY PUBLIC AT LARGE STATE

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd. Nashville, TN. 37215

Ticor Title Insurance Co. #:044-019302

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

8.55559.

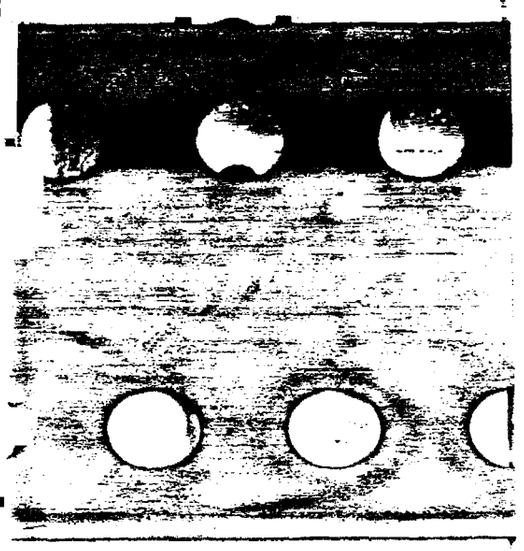
TENNESSEE REFERENCE

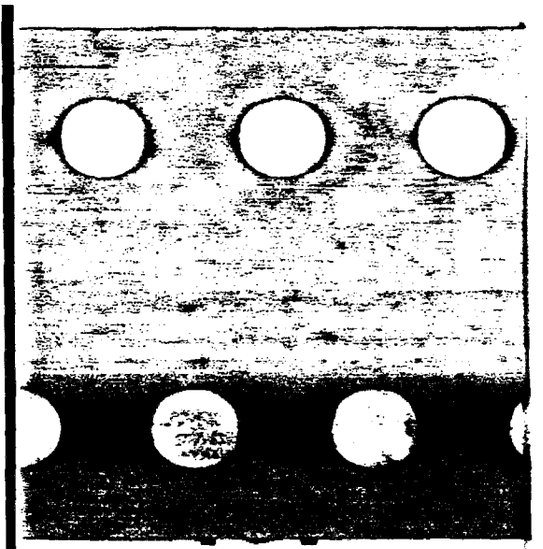
Nov 15 1 46 PM '88

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN

RUSH

7778 11/15 0101 03CHECK 337.85





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7703 PAGE 619

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	99500.00
CON TX	328.35
PRFEE	0.50
WDEED	9.00
TOTAL	337.85
CHECK	337.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/88 01 13:49 0001 7778

8.5559

IDENTIFICATION REFERENCE

Nov 15 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154337