PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30287)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 56,900.00

Charles Kevin Marston
Affiant

Sworn and subscribed before me this 31st day of July, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Charles Kevin Marston 226 Emmitt Avenue Madison, TN 37115	Tennessee Housing Development Agency c/o Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38101-2926	051-08-064 11D 70100

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, the undersigned **Gregory L. Luken and spouse, Elizabeth Luken,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Kevin Marston, a single person,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 13 and the westerly one half of Lot No. 14 on the plan of Power and Roth's Madison Park Subdivision, Block I, of record in Book 843, page 7, Register's Office for said County.

SAID Lot No. 13 and the westerly one half of Lot No. 14 fronts together 90 feet on the southwesterly margin of Emmett Avenue and extends back 200 feet between parallel lines to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Gregory L. Luken by deed from Elwanda Ralph of record in Book 8014, page 865, Register's Office for Davidson County, Tennessee.

47.7.94

IDENTIFICATION REFERENCE

Aug 7 3 01 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

7986 08/07 0101 03CHECK 194.77

This is improved property, known as: 226 Emmitt Avenue, Madison, TN 37115

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 July, 1990.

Gregory L. Luken

Elizabeth Luken

State of Tennessee
County of Davidson

On this 31st day of July, 1990, before me the undersigned authority, personally appeared Gregory L. Luken and Elizabeth Luken, 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 they executed the same as their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

W&I 12/89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8170 PAGE 367

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	56900.00
CON TX	187.77
PRFEE	1.00
MDEED	6.00
TOTAL	194.77
CHECK	194.77

08/07/90 01 15:07 0001 7986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.794

IDENTIFICATION REFERENCE

AUG 7 3 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344444