This instrument was prepared by:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077, please return to same.

WARRANTY DEED BOOK 8231 PAGE 911

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Rob Darnell	New Owner	53-3-419
c/o C-21 Seals, Realtors		4D 45270
425 E. Old Hickory Blvd.		
Madison, TN 37115		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Rob Darnell
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1990.

Notary Public

My Commission Expires: 12/29/90

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, MARY HENDERSON CLARK, Devisee, and ELIZABETH N. MAY, Executrix, pursuant to the terms and condtions of the Last Will and Testament of MARGARET H. NOLEN a/k/a MARGARET HENDERSON NOLAN, deceased,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

ROB DARNELL,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 130, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, fronting 59.5 feet on Turner Street and containing 0.11 acres, more or less.
Improved Property: 1405 Turner St., Old Hickory, TN 37138.
SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities; and one (1) special utility easement 10 feet wide for sewer and water; and all rights in connection with said easements for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose to which the same has been dedicated, all rights thereunder will be terminated and such special easement may not be used for a different or dissimilar purpose. All as shown on said recorded plan which is made a part hereof by reference thereto.

BEING the same property conveyed to Charles A. Nolen and wife, Margaret Henderson Nolen by deed from E. I. du Pont de Nemours and Company, A Delaware Corporation, of record in Book 1678, Page 227, Register's Office for Davisdson County, Tennessee. The said Charles A. Nolen died on 3/18/74 in Davidson County, Tennessee. The said Margaret Henderson Nolen, a/k/a Margaret H. Nolen, died testate on 9/27/89 in Davidson County, Tennessee, having devised her entire estate to Mary Henderson Clark by Last Will and Testament, Probate File No. 96159, Probate Court for Davidson County, Tennessee.

Elizabeth N. May, Executrix of the Estate of Margaret H. Nolen, deceased, joins herein to ratify and confirm this conveyance in her capacity as Executrix of said Estate.

MARY HENDERSON CLARK hereby makes oath that she is an unmarried person, that she is not a resident of the State of Tennessee and that the within described property is not her domicile.

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 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, successors 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.

IN WITNESS WHEREOF, we have executed this instrument on the following stated dates:

Date: October 23, 1990 Date: October 30, 1990

Mary Henderson Clark
Mary Henderson Clark

Elizabeth N. May, Executrix
Elizabeth N. May, Executrix

STATE OF ARKANSAS
COUNTY OF HOT SPRING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MARY HENDERSON CLARK, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hot Springs, Arkansas, this the 23rd day of October, 1990.

Virginia Cordell
Notary Public

My Commission Expires: 3-13-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth N. May, in her capacity as Executrix of the Estate of Margaret H. Nolen, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Margaret H. Nolen, deceased, and is duly authorized to execute this conveyance in behalf of said Estate in accordance with the Last Will and Testament of Margaret H. Nolen, File No. 96159, Probate Court for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of October, 1990.

W. K. Georgas, Jr., Notary Public

My Commission expires: 12/29/90

W. K. GEORGAS JR. NOTARY PUBLIC AT LARGE

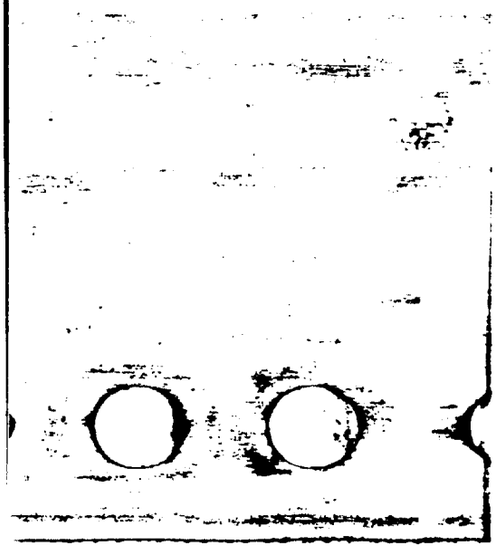
70281

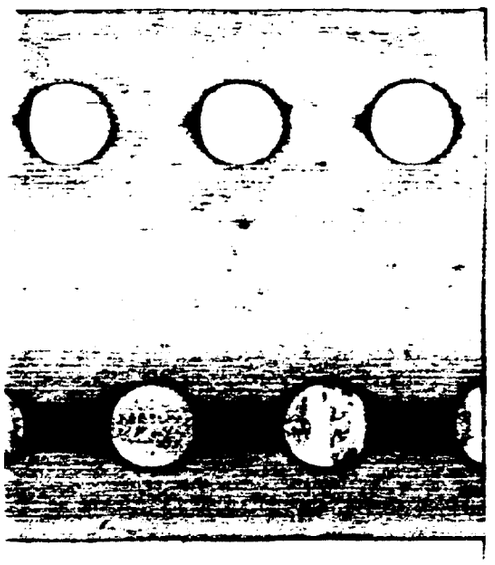
IDENTIF. REFERENCE

Nov 5 2 42 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

4571 11/05 0101 03CHECK 129.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8231 PAGE 913

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 37000.00
				CON TX 122.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 129.10
				CHECK 129.10
11/05/90	01			14:42 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70281

IDENTIF. REFERENCE

Nov 5 2 42 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY T.N.

No. 370637