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Realty 42A

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/16/02 10:07 2pgs
Fees:13.00 Taxes:3017.35
20020816-0099251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 116-10-62

The actual consideration or value, whichever is greater, for this transfer is $815,500.00

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires
November 29, 2003

× _____
Affiant

Subscribed and sworn to before me this the 2nd day of August, 2002.

_____
Notary Public

My Commission Expires: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
ERIC A. DARKEN & ANNE M. DARKEN	SAME
(Name)	(Name)
227 DEER PARK CIRCLE	SAME
(Street Address)	(Street Address)
NASHVILLE, TN 37205	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifteen Thousand Five Hundred Dollars ($815,500.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **EDWARD H. MARTIN, JR. AS TRUSTEE OF EDWARD H. MARTIN, PERSONAL RESIDENCE TRUST - 1996,** with full power to sell, assign, convey, mortgage, hypothecate or encumber, without joinder of any beneficiary, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **ERIC A. DARKEN AND WIFE, ANNE M. DARKEN**, hereinafter called the "Grantee", their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being the Northerly 175 feet of Lot 29 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said county.

Said Northerly part of Lot 29 fronts 100 feet on the southerly side of Deer Park Circle, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Billie L. Martin, as Trustee, by Quitclaim Deed of record in Book 9989, page 995, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Edward H. Martin, Jr., as Trustee of the Edward H. Martin Personal Residence Trust - 1996, by Designation of Successor Trustee, dated August 16, 2000, of record in Instrument No. 200208160099250, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by Grantor and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", their successors and assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the said "Grantee", their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 8 day of August, 2002.

The Edward H. Martin
Personal Residence Trust - 1996

By: Edward H. Martin, Jr., Trustee
Edward H. Martin, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **EDWARD H. MARTIN, JR., TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of THE EDWARD H. MARTIN PERSONAL RESIDENCE TRUST - 1996, and that as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 8th day of August, 2002.

R. Boyle
Notary Public

My Commission Expires: 3/29/05

