# WARRANTY DEED

BOOK 4237 PAGE 596

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LEON E. SPARKS ET UX | FIDELITY FEDERAL SAVINGS & LOAN | Map 115-2 |
| (NAME:) 1038 DAVIDSON ROAD | (NAME:) UNION STREET | Par 120 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE | (STREET ADDRESS) NASHVILLE, TENNESSEE | SD |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | mm |

*For and in Consideration of the sum of* TEN AND NO/100---------- ($10.00)----------*DOLLARS* CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF RECORD IN BOOK 4154, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

WE, LAWRENCE S. BAUNACH AND WIFE, AUDREY C. BAUNACH *have bargained and sold, and by these presents do transfer and convey unto the said* LEON E. SPARKS AND WIFE, ALBERTA K. SPARKS

THEIR *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 LOT NO. 26 ON THE PLAN OF CREST MEADE, SECTION I, AS OF RECORD IN BOOK 2331, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 249 FEET ON THE NORTHEASTERLY SIDE OF DAVIDSON ROAD AND RUNS BACK 208 FEET ON THE SOUTHEASTERLY LINE AND 180.7 FEET ON THE NORTHWESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 250.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE S. BAUNACH AND WIFE, AUDREY C. BAUNACH, BY DEED FROM WILLIAM B. BRADLEY AND WIFE, CAROL L. BRADLEY OF RECORD IN BOOK 4063, PAGE 330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( ) This is improved (X) property, known as 1038 DAVIDSON ROAD, NASHVILLE, TENNESSEE
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* LEON E. SPARKS AND WIFE, ALBERTA K. SPARKS

THEIR *heirs and assigns, forever.*

*And* WE *do covenant with the said* LEON E. SPARKS AND WIFE, ALBERTA K. SPARKS *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.,* EXCEPT AS STATED ABOVE AND 1968 TAXES WHICH GRANTEES ASSUME.

*And* WE, LAWRENCE S. BAUNACH AND WIFE, AUDREY C. BAUNACH *do further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to the said land to the said* LEON E. SPARKS AND WIFE, ALBERTA K. SPARKS THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* OUR *hand* S *this* 22nd *day of* MAY, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 26,598.79

/ Leon E. Sparks
Affiant

Subscribed and sworn to before me, this the 22nd day of MAY, 19 68

Notary Public

My Commission Expires: 5/10/72 (Affix Seal)

/ Lawrence S. Baunach

/ Audrey C. Baunach

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* CLARENCE E. FAGAN JR., *a Notary Public in and for said County and State,* LAWRENCE S. BAUNACH AND WIFE, AUDREY C. BAUNACH

*the within named bargainor* S, *with whom I am personally acquainted, and who acknowledged that* THEY *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* NASHVILLE, *Tennessee this* 22nd *day of* MAY, *19* 68

Clarence E. Fagan Jr. *Notary Public*

*Commission expires* May 7, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contcined, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

17273

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 24 10 30 AM '68
RECEIVED 118 PAGE 788
RECORDING FEE $ 3.00
DEP. REG. .....

STATE TAX $ 69.16
PROBATE .50
TOTAL $ 69.66

MAY 24 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LAWRENCE S. BAUNACH ET UX

TO

LEON E. SPARKS ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE