BOOK 4593 PAGE 517

This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED

TTC-225241

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-13-42	Mr/Mrs Ronald W. Sparkman same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 608
2D-14991	4808 Bowfield Drive	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 26, 1967, in the original principal sum of $18,700.00, payable to Commerce Union Bank, in monthly installments of $112.20 each, including interest as set forth in said note, and being secured by a deed of trust executed by Raymond W. England and wife, Martha H. England, to C. D. Rippy, Trustee, of record in Book 4178, page 632,

RAYMOND W. ENGLAND and wife, MARTHA H. ENGLAND, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD W. SPARKMAN and wife, GLORIA A. SPARKMAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 173 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee, and amended in Book 3977, page 632, Register's Office for said County.

Said Lot No. 173 fronts 75.00 feet on the easterly margin of Bowfield Drive and runs back between lines measuring 134.29 feet on the northerly line and 134.40 feet on the southerly line to a dead line in the rear measuring 75.00 feet thereon.

Being the same property conveyed to Raymond W. England and wife, Martha H. England, by deed from C & S Builders, Inc., as of record in Book 4178, page 630, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3949, page 404.

APR 19[illegible]	CONV	23,932.00				
APR 19[illegible]	S'TAX		A*	62.14		
APR 19[illegible]	PR'FEE		A*	.50		
APR 19[illegible]	W'DEED		A*	4.00	*	66.64

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and except for 1972 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of April, 1972.

Martha H. England

Raymond W. England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Raymond W. England and wife, Martha H. England the 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, the 14th day of April, 1972.

My commission expires: May 25, 1975

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Thomas E. Ramsey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Raymond W. England and wife, Martha H. England, the 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 the 17th day of April, 1972.

My commission expires: February 21, 1973

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,932.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF: VS
FROM
RAYMOND W. ENGLAND AND WIFE
TO
RONALD W. SPARKMAN AND WIFE

B 56288

IDENTIF. REFERENCE

APR 19 10 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Rec. Issue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

Notary Public