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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal	
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) Union at Fourth	110-13
(CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Nashville, Tennessee 37219	6
	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

AUG 15	CONV	20,000.00			
AUG 15	S'TAX		A*	52.00	
AUG 15	PR'FEE		A*	.50	
AUG 15	W'DEED		A*	4.00	* 56.50

J. FRANK SPARKMAN AND WIFE, PATRICIA FAGAN SPARKMAN

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. ROSE AND WIFE, ELISA L. ROSE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan Finley Gardens, as of record in Book 2083, page 69, Register's Office for said County.

Said Lot No. 5 fronts 72 feet on the north side of Finley Drive and runs back between lines, 219 feet on the west line and 202.1 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to J. Frank Sparkman and wife, Patricia Fagan Sparkman, by deed from Clarence E. Fagan, Jr. and wife, as of record in Book 3974, page 213, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 304 Finley Drive, Nashville, Tennessee 37217
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 the 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 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.

Witness our hands this 10th day of August, 1974.

J. Frank Sparkman
J. FRANK SPARKMAN

Patricia Fagan Sparkman
PATRICIA FAGAN SPARKMAN

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

Personally appeared before me, Clarence E. Fagan, Jr., a Notary Public in and for said County and State, the within named J. FRANK SPARKMAN AND WIFE, PATRICIA FAGAN SPARKMAN

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 16th day of August, 19 74

My commission expires May 7, 1976 Notary Public Clarence E. Fagan, Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James D. Rose

Sworn to and subscribed before me this 14th day of August, 19 74.

My commission expires Oct. 5, 1975 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address
	First Federal Building Nashville, Tennessee 37219	

WARRANTY DEED

FROM

J. FRANK SPARKMAN AND WIFE,
PATRICIA FAGAN SPARKMAN

TO

JAMES D. ROSE AND WIFE,
ELISA L. ROSE

C 6 7 3 1 1

IDENTIF. REFERENCE

AUG 15 2 13 PH '74

FELIX [illegible] REGISTER
DAVIDSON CO. TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219