THIS INSTRUMENT PREPARED BY:

BOOK 5012 PAGE 909

David B. Herbert
DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-54	Lawrence B. Sparkman, etux Patricia A. Sparkman	First American National Bank P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30888
8DA-34035	508 Continental Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

APR-6 CONV 32,500.00
APR-6 S'TAX B* 84.50
APR-6 PR'FEE B* .50
APR-6 D'DEED B* 4.00 * 89.00

KATHERINE FRAZIER CONRAD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lawrence B. Sparkman and wife, Patricia 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:

Land in Davidson County, Tennessee, being Lot No. 1316 on the Map of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County.

Said lot fronts 75.0 feet on the northeasterly margin of Continental Drive and extends back 153.0 feet on the northwesterly line and 152.5 feet on the southeasterly line, to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Dennis W. Conrad and wife, Katherine F. Conrad, by deed from Alvin W. Terrell & son, of record in Book 3708, page 373, Register's Office for said County, and being the same property conveyed to Katherine Frazier Conrad by Final Decree of Divorce of the 4th Circuit Court for Davidson County, Tennessee, of record in Minute Book 88A, page 397, for said Court.

This conveyance is made subject to restrictions of record in Book 3641, page 150, said Register's Office.

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 for 1976 taxes which have been prorated and assumed by the Grantees.

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 2nd day of April, 1976

Katherine Frazier Conrad
KATHERINE FRAZIER CONRAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5012 PAGE 910

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Katherine Frazier Conrad

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of April, 19 76.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 76

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

D 43507

WARRANTY DEED

DBH:jpr

FROM

KATHERINE FRAZIER CONRAD

TO

LAWRENCE B. SPARKMAN AND WIFE

PATRICIA A. SPARKMAN

IDENTIF. REFERENCE

APR 6 3 45 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

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