This instrument prepared
by James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5170 PAGE 876

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hoyt D. F. Sparks, et ux	Security Federal Sav. & Loan Ass.	Map 182
(NAME) 104 Pettus Road	(NAME) P. O. Box 15917	Parcel 87
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN. 37013	(STREET ADDRESS) Nashville, TN 39215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Hoyt D. F. Sparks and wife, Mary G. Sparks, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Howard Wayne Tignor, Sr. and wife, Jeannetta White Tignor

have this day bargained and sold, and do hereby transfer and convey unto the said Hoyt D. F. Sparks and wife, Mary G. Sparks

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract #1, as shown in a survey made by Donald W. Fortner, December 17, 1971, more particularly described as follows:

Beginning at an iron pin set in the east margin of Pettus Road, the common front corner of the land herein described and the lands of T. E. Clark, conveyed to Eddie Clark and wife, Carnelle Clark by deed of record in Book 2041, page 457, Register's Office for said County; thence along the east margin of Pettus Road, northerly 570.62 feet to an iron pin; thence leaving said road south 71 degrees 47 minutes east 1000.00 feet to an iron pin; thence south 13 degrees 36 minutes 20 seconds west 299.39 feet to an iron pin; thence north 86 degrees 30 minutes west 1065.65 feet to the beginning.

Being the same property conveyed to Howard Wayne Tignor, Sr. and wife, Jeannetta White Tignor, by deed from Thomas H. Scales and wife, Sarah Naomi Scales of record in Book 4568, page 93, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me, this the 12th day of July 1977

Affiant

My commission expires 11-26-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Pettus Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hoyt D. F. Sparks and wife, Mary G. Sparks

their *(successors),*

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good *right to convey it, and that the same is unencumbered.* except for 1977 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hoyt D. F. Sparks and wife, Mary G. Sparks their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand (s) this 12th day of July *1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard Wayne Tignor, Sr. Jeannetta White Tignor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Howard Wayne Tignor, Sr. and wife, Jeannetta White Tignor

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* 12th *day of* July, 19 77

Karen Owens
Notary Public

Commission expires 11-26-79

KAREN OWENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 contained, 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 .....

JUL 14 77 CONV 62,000.00
JUL 14 77 S'TAX B* 161.20
JUL 14 77 PR'FEE B* .50
JUL 14 77 W'DEED B* 4.00 * 165.70

WARRANTY DEED

FROM
Howard Wayne Tignor, Sr., et ux
TO
Hoyt D. F. Sparks, et ux

mailed

E 14303

IDENTIF. REFERENCE

JUL 14 9 30 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

850