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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 48,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER 19 78

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Stiles Sparks (NAME)	Commerce Union Bank (NAME)	
2708 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	104-15-374
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	7DA03700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Annie Ruth Stroud (an unmarried woman)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Stiles Sparks et ux Yvette Sophie Sparks

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 50 feet of the southerly one-half of Lot No. 23 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 23 fronts 50.0 feet on the northerly margin of Woodlawn Drive and extends back between parallel lines 192 feet to a dead line in the rear.

BEING the same property conveyed to Elbridge M. Wright by deed from John E. Perry and wife, Robin W. Perry of record in Book 5139, page 246, said Register's Office. Being property vested in Annie Ruth Stroud by devise under the will of Elbridge M. Wright, deceased, entered in Will Book 124, page 36, in the County Court of said County, Probate Division.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2708 Woodlawn Drive (House Number) (Street) Nashville, TN 37212 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 15TH day of DECEMBER, 19 78

Annie Ruth Stroud

Annie Ruth Stroud

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Ruth Stroud

the bargainor, 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 15TH day of DECEMBER 1978

Commission expires 3-8-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Annie Ruth Stroud

TO
Phillip Stiles Sparks

F. 0 6 0. I: 3

IDENTIF. REFERENCE

DEC 19 4 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

DEC 19 78	CONV	48,750.00			
DEC 19 78	S'TAX		B*	126.62	
DEC 19 78	PR'FEE		B*	.50	
DEC 19 78	W'DEED		B*	4.00	* 131.12