This ... 114091-C

DA... & Crawford

BOOK 5504 PAGE 861

d Tibor, L & C Stover
...ville, Tennessee 37219

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 42-10-10 D | Mr/Mrs Jimmy Sparkman<br>801 Old Hickory Blvd.<br>Madison, Tennessee. 37115 | Fidelity Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tenn. 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 11D-1245 | 801 Old Hickory Blvd. | 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) and other good and valuable ~~considerations~~ consideration, the receipt of which is hereby acknowledged,

THERESA ANN YOUNG BLACKMORE AND CORA YOUNG, both unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMY SPARKMAN and wife, SANDRA F. 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. 4 on the Map of Sherry Heights, Section I, as of record in Book 2330, page 41, described as follows:

BEGINNING at a point in the south margin of Old Hickory Boulevard at the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 160 feet to a point; thence easterly 157 feet to the west margin of Port Drive; thence with margin of same, northerly 135 feet to the beginning of a curve; thence around said curve northwestelry 39.3 feet to the southerly margin of Old Hickory Boulevard; thence with margin of same, west 132 feet to the point of beginning.

There is included in the above description, but excluded therefrom that portion of the premises taken by the State of Tennessee under Rule No. B-15627 Third Circuit Court for Davidson County (1,076. square feet).

Being the same property conveyed to Clifford H. Young and wife, Cora Young, by deed from Paul Goldberg, et al, as of record in Book 2536, page 107, the said Clifford H. Young and wife, Cora Young having been divorced by decree of the 4th Circuit Court, under Rule No. 46625, each becoming the owner of one-half undivided interest in said land by virtue of said decree, the said Clifford H. Young having since died and devised all his right, title and interest in and to said premises to his daughter, Theresa Ann Young Blackmore, by will probated under Rule No. 60899, Probate Court, Davidson County, Tennessee.

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 1979 taxes which have been prorated and assumed by 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 24th day of September, 1979.

Theresa Ann Young Blackmore
Theresa Ann Young Blackmore

Cora Young
Cora Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Theresa Ann Young Blackmore and Cora Young, both Unmarried 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 24TH day of September, 1979.

My commission expires: 7-18-82

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

$ 34,000.00 Amount

X Jimmy Sparkman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September 1979

MY COMMISSION EXPIRES 7-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THERESA ANN YOUNG BLACKMORE AND CORA YOUNG

TO

JIMMY SPARKMAN AND WIFE

Sandra F. Sparkman

F-54224

IDENTIF. REFERENCE

SEP. 25 3 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
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

09/25 94.90 -06 CHECK 0827

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5584 PAGE 863

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

34000.00- CO
88.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 94.30-
4260A09/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-54224

IDENTIF. REFERENCE

SEP 25 3 04 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 714486