OFFICIAL RECEIPT

BOOK 5914 PAGE 942

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

X James A Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF JULY, 1982

Notary Public

MY COMMISSION EXPIRES: 3-22-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. THOMAS, et ux (NAME)	NASHVILLE ASBURY CREDIT UNION (NAME)	MAP 117-5
716 Cantrell Avenue (STREET ADDRESS OR ROUTE NUMBER)	Box 121193 (STREET ADDRESS)	PARCEL 2
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	7DA 06675

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, O. BENJAMIN SPARKS and wife, ANNETTE S. SPARKS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. THOMAS and wife, ELLEN DILLON THOMAS,

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:

BEING the southerly 85 feet front of Lot No. 8 of Block "J" on the Map of the W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

SAID part of said lot fronts 85 feet on the easterly side of Cantrell Avenue and runs back between lines, 221-1/4 feet to an alley, along the northerly margin of Oaklawn Avenue, and measures 91.5 feet on said alley.

BEING the same property conveyed to O. Benjamin Sparks and wife, Annette S. Sparks by deed from James C. Gooch and wife, Julia D. Gooch, of record in Book 5315, page 256, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Nashville Asbury Credit Union, of record in Book 5315, page 258, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 716 Cantrell Avenue, Nashville, Tennessee 37215
(House Number) (Street) (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 seised 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 our hands this 22nd day of July, 1982

O. Benjamin Sparks
O. BENJAMIN SPARKS

Annette S. Sparks
ANNETTE S. SPARKS

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5914 PAGE 943

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named O. BENJAMIN SPARKS and wife, ANNETTE S. SPARKS,

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 22nd day of July, 19 82.

Commission expires 4-17-87

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
O. BENJAMIN SPARKS, et ux
ANNETTE S. SPARKS

TO
JAMES A. THOMAS, et ux
ELLEN DILLON THOMAS

PLEASE FILE BOX "A"

HOLD FOR

IDENTIF. REFERENCE

JUL 28 8 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

RECORDED

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5914 PAGE 944

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
			76500.00-	CO
			198.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	205.40-
9675A	07/26/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H O L D 1 2

T IDENTIF. REFERENCE

JUL 26 8 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 893155