This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5938 PAGE 096

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Frederick Wernet et ux	First Tennessee Bank N. A. Memphis	Map 145-5
(NAME) 1224 Vintage Place	(NAME) P. O. Box 474	Parcel 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by William Frederick Wernet and wife, Anne C. Wernet and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bradley E. Sparks and wife, Loraine Sparks,

have this day bargained and sold, and do hereby transfer and convey unto the said William Frederick Wernet and wife, Anne C. Wernet,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Vintage Place, the common front corner of lots Nos. 9 and 10; thence along the Northerly margin of Vintage Place westwardly, 185.92 feet to a concrete monument; thence North 7 deg. 10' West 32.71 feet to a concrete monument; thence South 83 deg. 05' West 243.11 feet to an iron pin in concrete; thence South 30 deg. 05' West 220.0 feet to an iron pin in concrete; thence South 26 deg. 10' West 394.5 feet to the point of beginning.

Being the same property conveyed to Bradley E. Sparks and wife, Loraine Sparks, by deed from H. Herbert Phillips and wife, Dorothy L. Phillips, of record in Book 5504, page 367, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 260,000.00

Subscribed and sworn to before me, this the 29th day of December 19 82

Affiant

My commission expires: 10-20-85
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1224 Vintage Place, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 29th *day of* December 1982 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bradley E. Sparks

Loraine Sparks

OFFICIAL RECEIPT

BOOK 5988 PAGE 391

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Mason, *a Notary Public in and for said County and State,* Bradley E. Sparks and wife, Loraine Sparks,

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* 29th *day of* December, *19*82.

Doris E. Mason *Notary Public*

Commission expires 10-20-85

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 .....

9979 01/05 [illegible] CHECK

WARRANTY DEED 24428

FROM

Bradley E. Sparks and wife,

Loraine Sparks

TO

William Frederick Wernet and wife,

Anne C. Wernet

H 24556

IDENTIF. REFERENCE

JAN 5 3 37 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5988 PAGE 892

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
			260000.00-	CO
			676.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	682.50-
9279A01/05/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 5 5 6

IDENTIF. REFERENCE

JAN 5 3 37 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919419