WARRANTY DEED

BOOK 6840 PAGE 617

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No:
Ronny Carl Burkhart & wife, Brenda H. Burkhart 432 Jessie Drive Nashville, TN 37211	Mortgage Corp. of the South 2119 6th Ave., N. Birmingham, Al 35203	Map 133-12 Parcel 291 Field Book 5DU-64023

FOR AN IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Ronny Carl Burkhart and wife, Brenda H. Burkhart ("Grantees") to Wesley O. Sparks, an unmarried man ("Grantor"), the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantor has this day bargained and sold and does hereby transfer and convey unto the said Grantees, their heirs, personal representatives and assigns, certain improved real estate located in Davidson County, Tennessee described as follows:

> Being Lot No. 140 on the plan of the Section Two Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 140 fronts 70.00 feet in the southerly margin of Jessie Drive and extends back 156.25 feet on the easterly line and 163.35 feet on the westerly line, to a broken line in the rear, measuring 63.25 feet thereon.
>
> Being the same property conveyed to Wesley O. Sparks and wife, Brenda F. Sparks by deed from Central Builders, Inc. of record in Book 5549, page 341, said Register's Office. Pursuant to a Final Decree of Divorce of record in Minute Book 136 A, page 172 of the Fourth Circuit Court for Davidson County, Tennessee, title to said property was vested soley in the said Wesley O. Sparks.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title, and interest thereunto belonging or in any way appertaining, unto the said Grantees, their heirs, personal representatives, and assigns, in fee simple forever. Grantor covenants that he is lawfully seized and possessed of said real property in fee simple and has a good right to convey it, and that the said property is unencumbered, except for current property taxes, restrictive covenants of record in Book 5303, page 875, and easements shown on the above referenced plat.

Grantor further covenants and bind himself and his heirs, personal representatives, and assigns, to warrant and forever defend the title to said

real property to said Grantees, their heirs, personal representatives, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 25 day of April, 1986.

Wesley O. Sparks

Wesley O. Sparks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West a Notary Public of the state and county aforesaid, personally appeared Wesley O. Sparks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of April, 1986.

Darrell L. West

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65 000.

Penny Carl Burkhead

Affiant

Subscribed and sworn to before me this 25 day of April, 1986.

Darrell L. West

Notary Public

My Commission Expires: 1-19-88

This Instrument Prepared By:

Darrell L. West
2nd Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

95523

IDENTIFICATION REFERENCE

APR 28 3 22 PM '86

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

RECEIVED OF _____

FOR _____

BOOK 6840 PAGE 619

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
			65000.00-	CAMT.
			169.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	175.50-
7865A04		4/28/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95523

IDENTIFICATION REFERENCE

APR 28 3 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241839