FORM NO. WD-1

FILE BOX 9

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Andrew D. Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 88

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. Sparks (NAME)	Atlantic Coast Mortgage Co. (NAME)	MAP 148-15
4039 Apache Trail (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 11
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

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, Cecil A. Ford and wife, Mary K. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew D. Sparks, unmarried

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 Lot No. 98 on the plan of Apache Hill Subdivision - Section 2, of record in Book 3842 at page 181, Register's Office for said County.

Said Lot No. 98, which is a corner lot, fronts 100 feet on the southeasterly margin of Cimarron Way and fronts 70 feet on the southwesterly margin of Apache Trail, said frontages being joined by a curve having a length of 39.27 feet, and extends back 101.12 feet on the southeasterly line and 84.75 feet on the southwesterly line to a point of intersection.

Together with an easement for sewer line purposes as an appurtenance thereto of record in Book 4659 at page 539, said Register's Office.

Being the same property conveyed to Cecil A. Ford and wife, Mary K. Ford, by deed from David Leon Brown and wife, June Brown, of record in Book 4763 at page 994, said Register's Office.

This conveyance is made subject to (a) restrictive covenants contained in instrument of record in Book 4215 at page 268, said Register's Office, and the natters set forth on the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 4039 Apache Trail, Antioch, TN 37013
(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 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 our hand s this 16th day of September, 19 88

Cecil A. Ford
Cecil A. Ford

Mary K. Ford
Mary K. Ford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Cecil A. Ford and wife, Mary K. Ford

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 16th day of September 1988

Commission expires 7-13-91

John V. Adams
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
Cecil A. Ford and wife,
Mary K. Ford

TO
Andrew D. Sparks

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

6 9 2 4 8

SEP 20 3 56 PM '88

09/20 0101 03CHECK 245.75



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 72500.00
CON TX 239.25
PRFEE 0.50
WDEED 6.00
TOTAL 245.75
CHECK 245.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/88 01 15:59 0001 8998

692480

TENNESSEE

SEP 20 3 56 PM '88

FELIX Z. WILSON
REGISTER

No. 135995