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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 88

Notary Public

MY COMMISSION EXPIRES: 4-11-91

(AFFIX SEAL)

File # 24044
Loan # 410926-1

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY RAY SPARKS (NAME)	City Federal Savings Bank, c/o CityFed Mortgage Company (NAME)	MAP 92-13
3900 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PAR 237
Nashville, Tn 37209 (CITY) (STATE) (P.O. ZIP)	Springfield Ohio 45501 (CITY) (STATE) (ZIP)	11W 72600

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, PAUL L. BINGE, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY RAY SPARKS and LINDA S. SPARKS

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 the East 50 feet of Block 32 on the Plan of Charlotte Park Company's Second Addition, extended as of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the north side of Dakota Avenue and runs back between parallel lines along the west margin of 39th Avenue North to a rear line measuring 50 feet thereon.

BEING the same property conveyed to Paul L. Binge by quitclaim deed from Tammy N. Binge of record in Book 7158, Page 980, Register's Office for Davidson County, Tennessee.

9061.6

IDENTIFICATION

Dec 5 10 01 AM '88

FILED, WILLIAM CONDRA REGISTER DAVIDSON COUNTY

3947 12/05 0101 03CHECK 138.17

X 3900 Dakota Avenue, Nashville, Tn 37209

unimproved / This is improved / property, known as (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 his hand this 30th day of November, 19 88

PAUL L. BINGE Paul L. Binge

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~PAUL L. BINGE, an unmarried person~~

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~30th~~ day of November, ~~88~~

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

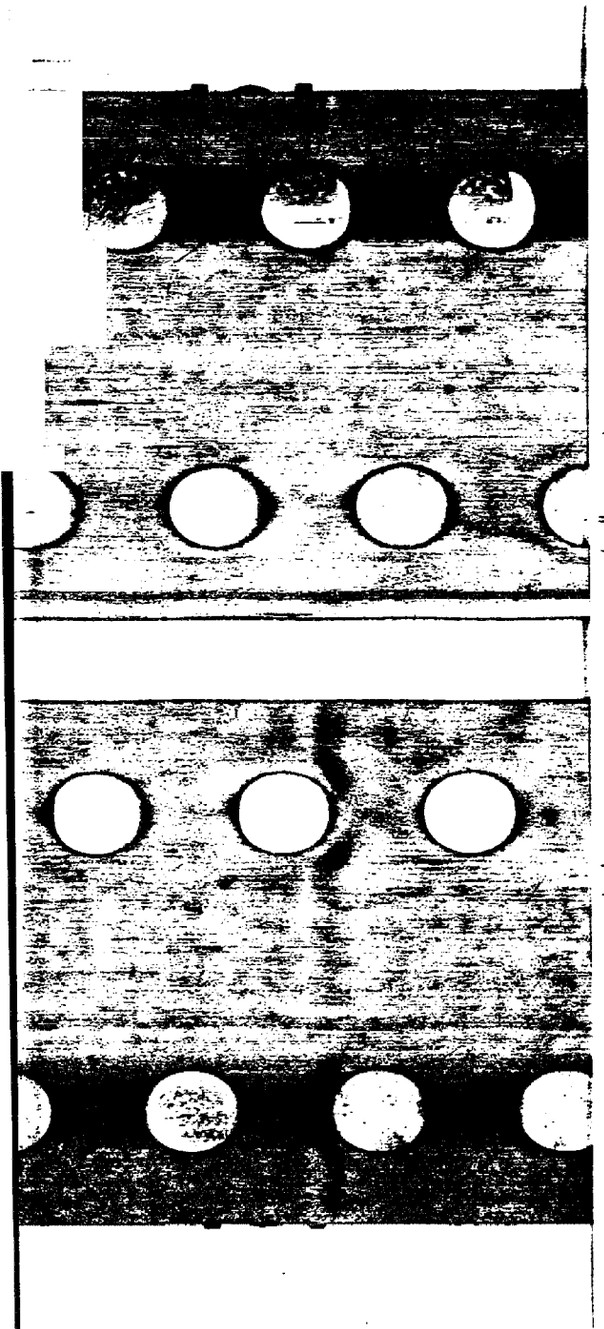
~~PAUL L. BINGE~~

TO

BILLY RAY SPARKS

LINDA S. SPARKS

Saturn & Mazer, Attorneys
Row 1
Box 7



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 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

CAMT 39900.00
CON TX 131.67
PRFEE 0.50
WDEED 6.00
TOTAL 138.17
CHECK 138.17

12/05/88 01 10:01 0001 3947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90615

IDENTIFICATION REFERENCE

DEC 5 10 01 AM '88

FELIX WILSON REGISTER
DAVIDSON CO., TENN.

No. 160171