FILE BOX 4P

FORM No. WD-1

STATE OF TENNESSEE BOOK 7928 PAGE 854
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bradley L. Sparks (NAME)	First Republic Mortgage (NAME)	053-07-0-011.00
1900 Overton Street (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	4D44830
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Lois W. Pearson, Grace P. Simpson, Fred D. Pearson, Edward S. Pearson and Joe C. Pearson, Heirs at Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley L. Sparks and wife, Teri L. 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 the 1st Civil District of Nashville, Davidson County, Tennessee being the easterly portion of lot 56 on the revised plan of section "E" Village of Old Hickory, as recorded in Plat Book 1424, page 132.

SAID part of lot 56 fronts 90 feet on the westerly side of Overton Street and extends 255.5 feet, more or less on the northerly line and 254.61 feet on the southerly line to a portion of the easterly line of lot 1 on the plan of the resubdivision of lots 56 and 58, Section "E" Village of Old Hickory, as recorded in Plat Book 3700, page 105, Register's Office for Davidson County, on which it measures 93.69 feet.

Being the same property conveyed to Oscar M. Pearson and wife, Lois W. Pearson by deed from Delbert W. Gann and wife, Ruth C. Gann of record in Book 3429, page 309, Register's Office, Davidson County, Tennessee. The said Oscar M. Pearson and wife, Lois W. Pearson have sinced died with Oscar M. Pearson predeceased Lois W. Pearson. Lois W. Pearson died intestate leaving the undersigned as her only heirs at law.

FILED 4 WILSON REGISTER DAVIDSON COUNTY, TN
SEP 1 10 10 AM '89
IDENTIFICATION REFERENCE
62833

unimproved ( ) property, known as 1900 Overton Street, Old Hickory, TN 37138
This is improved (XX) (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 29th day of August, 19 89

Grace P. Simpson

Edward S. Pearson

Fred D. Pearson

Joe C. Pearson

BOOK 7928 PAGE 855

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace P. Simpson, Fred D. Pearson, Edward S. Pearson and Joe C. Pearson

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 Goodlettsville, Tennessee, this 29th day of August, 89

Commission expires _____

STEVEN WATERS NOTARY PUBLIC LARGE COUNTY STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

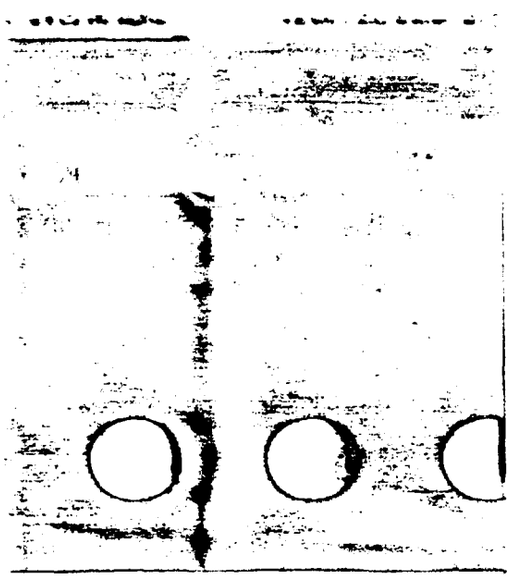
FROM
Estate of Lois W. Pearson

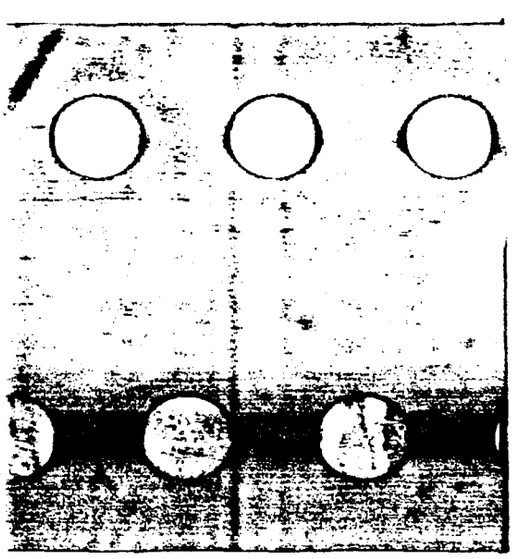
TO
Bradley L. Sparks and wife,
Teri L. Sparks

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

096-09 0104 0104 0CHECK 1996





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 856

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 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 6.00
TOTAL 196.09
CHECK 196.09

09/01/89 01 10:10 0001 0831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62833

IDENTIFICATION REFERENCE

SEP 1 10 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244867