File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

x Bernard Brian Dalton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 90

Ollie Mai Karsley
Notary Public Ollie Mai Karsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard Brian Dalton (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 53-16
100 Clifton Court (STREET ADDRESS OR ROUTE NUMBER)	2451 Atrium Way, Suite 100 (STREET ADDRESS)	PARCEL 99
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	LW-09800

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, Carl L. Sparks and wife, Avonell F. Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard Brian Dalton and wife, Linda E. Dalton

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 North part of Lot 1 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for said County, described according to a survey made by Hal R. Swann, dated March 2, 1968, as follows:

BEGINNING at a point in the westerly margin of Clifton Court, at the northeast corner of the property conveyed to Alton Rex Agee and wife, by deed of record in Book 3764, page 379, Register's Office, said point being 90 feet north of the common easterly corner of Lots Nos. 1 and 2; thence westerly along Agee's northerly line and parallel to the line between Lots 1 and 2, 114.1 feet to a point; thence northwardly 122.6 feet to a point in the southerly margin of Pitt Avenue; thence with the margin of the same, easterly 90 feet to a point at the beginning of a curve; thence around said curve, southeasterly 40.73 feet to a point in the westerly margin of Clifton Court; thence with the margin of the same, southerly 85 feet to the point of beginning.

BEING the same property conveyed to Carl L. Sparks and wife, Avonell F. Sparks by deed from C. L. Ferrell and wife, Pauline S. Ferrell, filed of record in Book 4226, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

This is unimproved ( ) improved (x) property, known as 100 Clifton Court, Old Hickory, TN 37138
(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 28th day of February, 19 90

Carl L. Sparks

Carl L. Sparks

Avonell F. Sparks

Avonell F. Sparks

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Carl L. Sparks and wife, Avonell F. Sparks

(or proved to me on the basis of satisfactory evidence)

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 28th day of February, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 _____.

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Carl L. Sparks and wife, Avonell F. Sparks

TO
Bernard Brian Dalton and wife, Linda E. Dalton

9171 03/05 0101 03CHECK 227.77

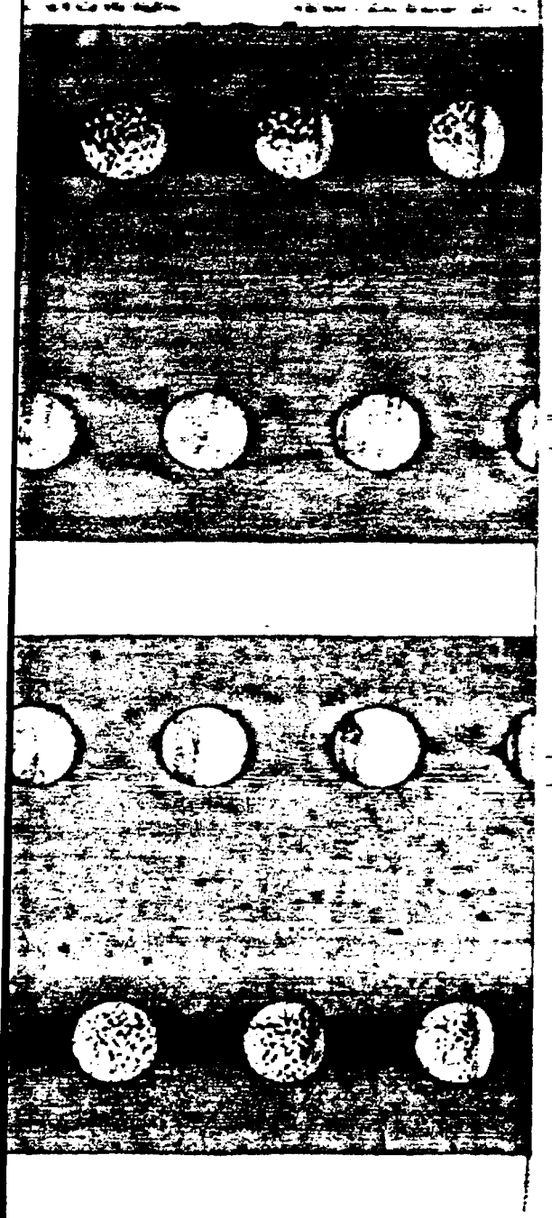
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

0847

IDENTIF. REFERENCE

MAR 5 8 35 AM '90

DAVIDSON COUNTY TN.



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 66900.00	
			CON TX 220.77	
			PRFEE 1.00	
			MTGEED 6.00	
			TOTAL 227.77	
			CHECK 227.77	
03/05/90	01		08:33 0001 9177	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q8Q47

IDENTIF: TREFERENCE

MAR 5 8 35 AM '90

DAVIDSON COUNTY TN.

No. 297686