BOOK 8143 PAGE 978 FORM NO WD-1

File # 28027
Loan # 4885097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1990

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
JAMES A. SPARKS Sr. (NAME)	Countrywide Funding Corporation (NAME)	93-11-A
149 Academy Square (STREET ADDRESS OR ROUTE NUMBER)	155 North Lake Ave P.O.Box 7137 (STREET ADDRESS)	149
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	13W 14149

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, BARBARA R. PHILLIPS, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. SPARKS, Sr a married person,

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. 149 on the Plan of Academy Square, Revised, a Planned Unit Development, as of record in Book 5200, Page 614, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

38504

IDENTIFICATION REFERENCE

Jul 2 3 00 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BEING the same property conveyed to Barbara R. Phillips, unmarried, by deed fro Haury & Smith Contractors, Inc. of record in Book 6370, page 922, Register's Office for Davidson County, Tennessee.

This is unimproved X property known as 149 Academy Square, Nashville, TN 37210
(unimproved) (improved) (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 her hand this 28th day of June, 1990

Barbara R. Phillips

BARBARA R. PHILLIPS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~BARBARA R. PHILLIPS, unmarried,~~

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 28th day of June, 19 90.

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

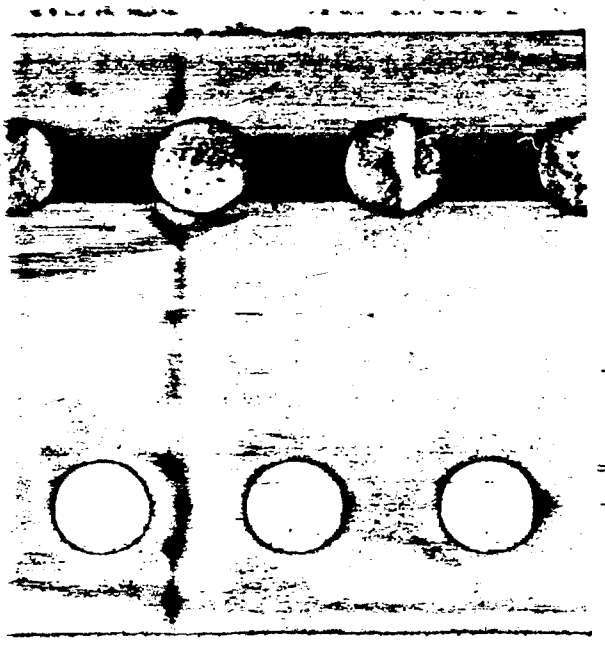
FROM
BARBARA R. PHILLIPS

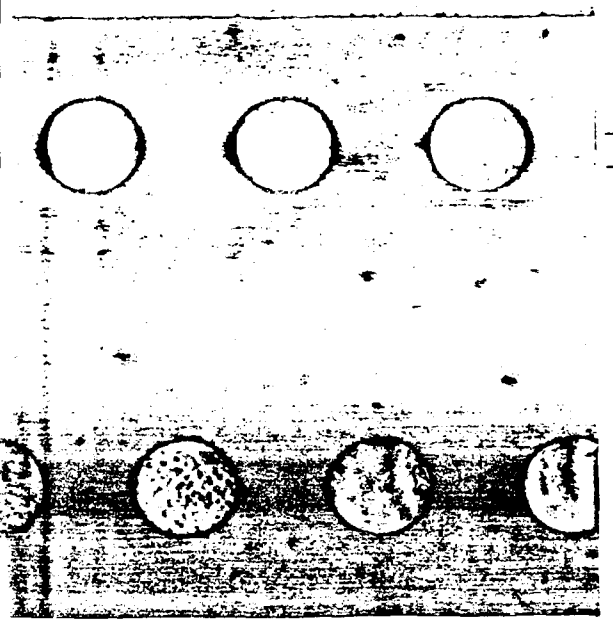
TO
JAMES A. SPARKS Sr.

Saturn & Mazer, Attorneys
Row 1
Box 7

207.31 MCHECK 0101 07/02

4528





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 60750.00
CON TX 200.31
PRFEE 1.00
WDEED 6.00
TOTAL 207.31
CHECK 207.31

07/02/90 01 15:03 0001 6628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38504

IDENTIFICATION REFERENCE

Jul 2 3 00 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333523