BOOK 8180 PAGE 637

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES 4-28-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John M. Sparks (NAME)	Statesman Mortgage Company (NAME)	MAP 108-4
1000 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	PARCEL 196
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Des Moines, IA 50306 (CITY) (STATE) (ZIP)	03D92196

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, SB & MG Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Sparks and wife, Diane 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

BEING Lot No. 402, on the plan of Section Seven, Larchwood, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to SB & MG Corporation by deed from Frank Batson Quality Homes, Inc., of record in Book ____, Page ____, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574, Register's Office for said County.

5 1 6 9 8

IDENTIFICATION REFERENCE

Aug 23 9 12 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2616 08/23 0101 03CHECK 351.85

This is unimproved ( ) improved (XX) property, known as 1000 Fitzpatrick Road, Nashville, TN 37214 (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 heir 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 covey 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 my hand this 17th day of August, 19 90

SB & MG Corporation

By: Frank C. Batson

Frank C. Batson, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath ~~XXXXXXXXXXXX~~(hs) acknowledged ~~XXXXXXX~~ himself (~~XXXX~~) to be the President and _____ respectively of the SB & MG Corporation the within named bargainor, and corporation, and that (he) as such President and ~~XXXX~~ (~~XXX~~) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 17th day of August 1990

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM

SB & MG Corporation

TO

John M. Sparks
Diane L. Sparks

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

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
104500.00
CON TX 344.85
PRFEE 1.00
WDEED 6.00
TOTAL 351.85
CHECK 351.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/31/90 01 AR14 0001 2616

5 1 6 9 8

IDENTIFICATION REFERENCE

AUG 23 9 12 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349016