BOOK 8207 PAGE 714

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,360.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES 1-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candis B. Lancaster (NAME)	Real Estate Financing, Inc. (NAME)	MAP 108-8
816 Sandburg Place (ADDRESS)	P.O. Box 830390 (ADDRESS)	PARCEL 269
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0390 (CITY) (STATE) (ZIP)	3D-91051

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, George M. Sparks and wife, Sandra P. Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candis B. Lancaster

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. 43, Section Three on the Plan of Reelfoot of record in Plat Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George M. Sparks and wife, Sandra P. Sparks by deed from Hunter's Branch Development, Inc., a Tennessee Corporation of record in Book 6563, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, pages 167 and 168 and Book 6612, page 610 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by George M. Sparks and wife, Sandra P. Sparks to Harold Reeves, Trustee for Mortgage Corporation of the South, dated January 12, 1987 with an approximate unpaid principal balance of $71,360.82, of record in Book 7113, page 759, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
is is improved (X) property, known as 816 Sandburg Place, Nashville, Tennessee 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 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 27th day of September, 19 90

George M. Sparks

George M. Sparks

Sandra P. Sparks

Sandra P. Sparks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George M. Sparks and wife, Sandra P. Sparks

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 27th day of September 1990

Commission expires 1-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

6155

IDENTIF. REFERENCE

OCT 2 8 15 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

6202 10/02 0101 03CHECK 271.99

WARRANTY DEED

FROM
George M. Sparks and wife, Sandra P. Sparks

TO
Candis B. Lancaster

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

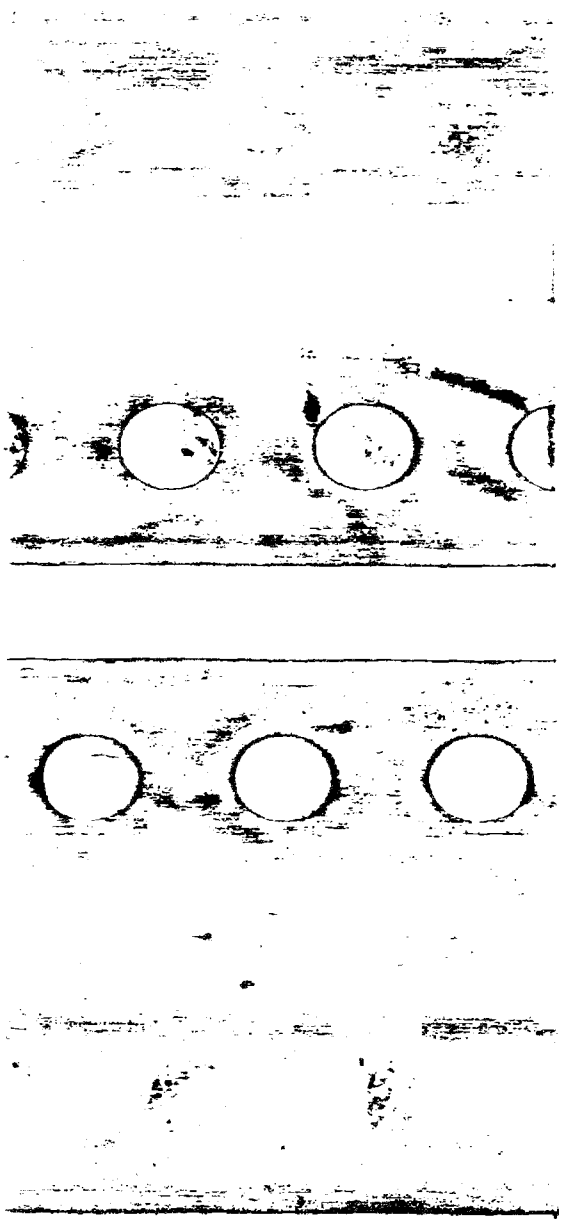
EDWARD SEDDON
ATTORNEY - AT - LAW

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 80310.82
CON TX 264.99
PRFEE 1.00
WDEED 6.00
TOTAL 271.99
CHECK 271.99
10/02/90 01 08:17 0001 6202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61555

IDENTIF. TREFERENCE

OCT 2 8 15 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360492