BOOK 8319 PAGE 644 Bay 28

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Felicia Borden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 91

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
RICHARD S. SPARROW (NAME)	RICHARD S. SPARROW (NAME)	104-6A-20co
1435 Pine Bay (STREET ADDRESS OR ROUTE NUMBER)	1435 Pine Bay (STREET ADDRESS)	
Sarasota, FL 34231 (CITY) (STATE) (P.O. ZIP)	Sarasota, FL 34231 (CITY) (STATE) (ZIP)	

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 MARIE CLARK, UNMARRIED, A 2/3 UNDIVIDED INTEREST, MILLARD G. CLARK, A 1/6 UNDIVIDED INTEREST, FELICIA T. BORDEN, A 1/12 UNDIVIDED INTEREST, AND ROBERT McCORMICK a 1/12 UNDIVIDED INTEREST HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD S. SPARROW AND WIFE, BARBARA W. SPARROW

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 Unit No. 308 on the Plan of Continental Condominiums, of record in Book 5200, pages 399 through 401, said Register's Office, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Marie Clark, unmarried, and Gladys Clark, unmarried, by deed from Ross I. Evans, Jr., Trustee with full power, of record in Book 6399, page 574, Register's Office for Davidson County, Tennessee. The said Gladys Clark having since died. (See Affidavit of Heirship recorded simultaneously herewith).

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF MILLARD G. CLARK., FELICIA T. BORDEN OR ROBERT McCORMICK.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED EXHIBIT "A"

unimproved ( ) This is improved (X) property, known as 3415 West End Avenue , #308 - Nashville, Tennessee
(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 hands this 29th day of March, 19 91

MILLARD G. CLARK

MARIE CLARK
By: Felicia T. Borden
Felicia T. Borden, Atty-in-Fact

ROBERT McCORMICK

Felicia T. Borden
FELICIA T. BORDEN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Millard G. Clark, Felicia T. Borden and Robert McCormick

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 29th day of March, 19 91

Commission Expires 1/22/95

Jo Ann Smith
Notary Public

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

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of March, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Felicia T. Borden, to me known to be the person who executed the foregoing instrument on behalf of Marie Clark, and acknowledged that she executed the same as the free act and deed of the said Marie Clark.

Witness my hand and seal at Nashville, Tennessee, this 29th day of March, 1991.

Jo Ann Smith
Notary Public

My Commission expires: 1/22/95

EXHIBIT "A"

1. Permanent overhang easement for construction and maintenance of an electrical power transmission line of record in Book 4825, page 592, Register's Office for Davidson County, Tennessee.

2. Certificate of Resolution of Continental Homeowner's Association of record in Book 7461, page 217, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, page 589, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5862, page 626, Register's Office for Davidson County, Tennessee, as amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

5. All matters shown on the Plan of record in Book 5200, pages 399-401, as amended by Book 6135, page 788, and Book 6435, page 549, said Register's Office, shows an Owner's Certificate, shows certain notes and requirements, to which plan reference is here made.

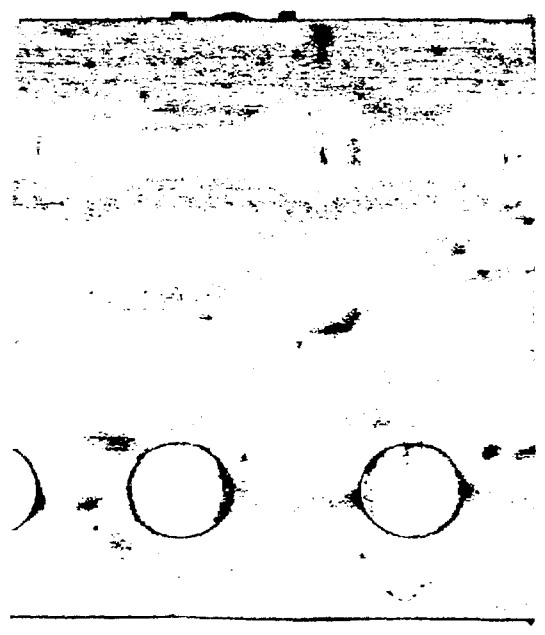
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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IDENTIF. TREFERENCE

MAR 29 2 32 PM '91
FELIX Z. ...
DAVIDSON COUNTY TN.

7331 03/29 0101 03CHECK 179.95



OFFICIAL RECEIPT

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

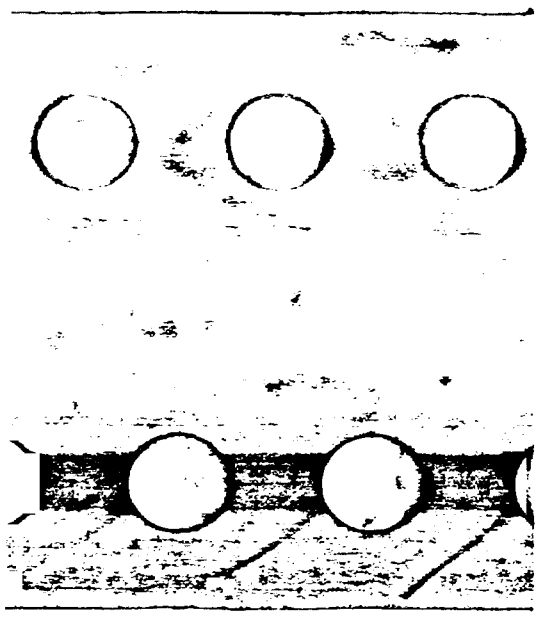
RECEIVED OF _____

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 51500.00
CON TX 169.95
PRFEE 1.00
WREED 9.00
TOTAL 179.95
CHECK 179.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/91 01 14:32 0001 7831

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IDENTIF. TREFERENCE

MAR 29 2 32 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408552