Box 1

FORM NO. WD-1

BOOK 8413 PAGE 637

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,631.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisner, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Clarence N. Sparkman (NAME)	Standard Federal Savings Bank (NAME)	149-05-0A
101 Pepper Ridge Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9461 (STREET ADDRESS)	101 000
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	2DU 70708

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, George A. Allen and wife, Deboran A. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence N. Sparkman and wife, Charlotte L. Sparkman

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:

Unit No. 101 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 248, said Register's Office, to which reference is hereby made.

Being the same property conveyed to George A. Allen and wife, Deboran A. Allen by deed of record in Book 7639, Page 515, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Sears Mortgage Corporation of record in Book 7639, Page 519, and assigned to Standard Federal Savings Bank, said Register's Office with a present unpaid balance of approximately $77,731.09, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on benalf of George A. Allen and wife, Deboran A. Allen by James D. Kreuser as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8413, Page 636, in the Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 101 Pepper Ridge Circle, Antioch, TN 37013
(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 31st day of July, 19 91

George A. Allen
By: James D. Kreuser, Attorney-in-fact

Deboran A. Allen
By: James D. Kreuser, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 8413 PAGE 638

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

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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____.

_____ Notary Public

Commission Expires_____

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 _____

0821 08/05 0101 03CHECK 305.22

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED IN THE OFFICE OF THE COUNTY REGISTER OF DAVIDSON COUNTY, TENN.

Aug 5 11 08 AM '91

3 6 7 1 1

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 1991 before me personally appeared James D. Kreuser, the person who executed the foregoing instrument on behalf of George A. Allen and wife, Deborah A. Allen and acknowledged that he executed the same as the free act and deed of the said George A Allen and Wife, Deborah A. Allen through Power of Attorney granted him by the said George A. Allen and wife, Deborah A. Allen.

Notary Public

NOTARY PUBLIC LARGE TENN.

Commission Expires:10-9-91



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

RECEIVED OF _____

FOR _____ BOOK 8413 PAGE 639

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 80631.08
CON TX 298.22
PRFEE 1.00
WDEED 6.00
TOTAL 305.22
CHECK 305.22

08/05/91 01 11:10 0001 0821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6.7 I. I.

IDENTIFI REFERENCE

Aug 5 11 08 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 447403