THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,000.00.

Affiant

Subscribed and sworn to before me this 4th day of September, 1992.

Notary Public

My Commission Expires: 2-24-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
THERESA A. SPARKS and LINDA D. TRASK 811 Setliff Place Nashville, Tennessee 37206	FIRST TENNESSEEE BANK P.O. Box 1000 Dept 47 Memphis, Tennessee 38148	MAP 83-06 PARCEL 80 27W 03575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND AND 00/100 ($61,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **MIKE HESTER, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **THERESA A. SPARKS and LINDA D. TRASK, both unmarried, as Joint Tenants with Rights of Survivorship,** 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. 23 on the Plan of Roy F. Williams Subdivision, on the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Mike Hester, an unmarried person, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8450, page 485, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Setliff Place, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Roy F. Williams Subdivision, on the Hunter Tract, of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4TH day of September, 1992.

MIKE HESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE HESTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4TH day of September, 1992.

Notary Public

My Commission Expires:

4537.4

IDENTIFI REFERENCE

SEP 14 9 43 AM '92

DAVIDSON COUNTY TN

6205 09/14 0101 03CHECK 234.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8728 PAGE 670

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	61000.00
			CON TX	225.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	234.70
			CHECK	234.70

09/14/92 01 09:44 0001 6205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45374

IDENTIFICATION REFERENCE

SEP 14 9 43 AM '92

FELIX Z. WILSON, II REG. OF
DAVIDSON COUNTY, TN

No. 569862