26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Talmadge S. Sparks Rebecca A. Sparks 526 Annex Avenue Nashville, TN 37209	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410-0212	Map 090-120 Parcel 172.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Vernon H. Bennett and iwfe, Lisa Bennett, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Talmadge Shawn Sparks and wife, Rebecca Ann Sparks, (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 140 on the Plan of Charlotte Park, Sec. II, as of record at Book 2663, pages 22 and 23, Register's Office for Davidson County, to which reference is hereby made and incorporated herein for a complete description of said lot.

Being the same property conveyed to Vernon H. Bennett and wife, Lisa Bennett by Warranty Deed from Martha O'Bryan Center, Inc., a Tennessee not-for-profit corporation of record in Book 8092, page 913, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 526 Annex Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $78,000.00.

Talmadge Sparks
Affiant

Subscribed and sworn to before me this 1st day of July, 1994.

Joseph K. Fennell
Notary Public

My Commission Expires 1/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind theselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of July, 1994.

Vernon H. Bennett

Lisa Bennett

Lisa Bennett

BOOK 9398 PAGE 916

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 Vernon H. Bennett and wife, Lisa Bennett, bargainors, 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 1st day of July, 1994.

Notary Public

My Commission Expires: 11/20/96

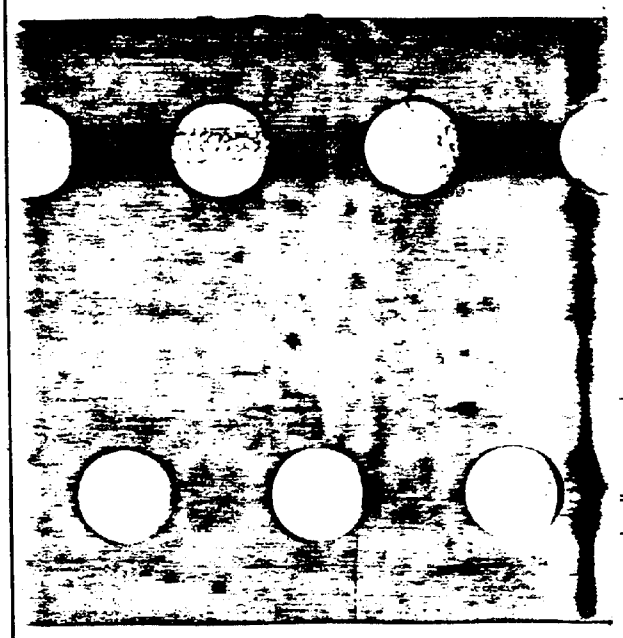
68165

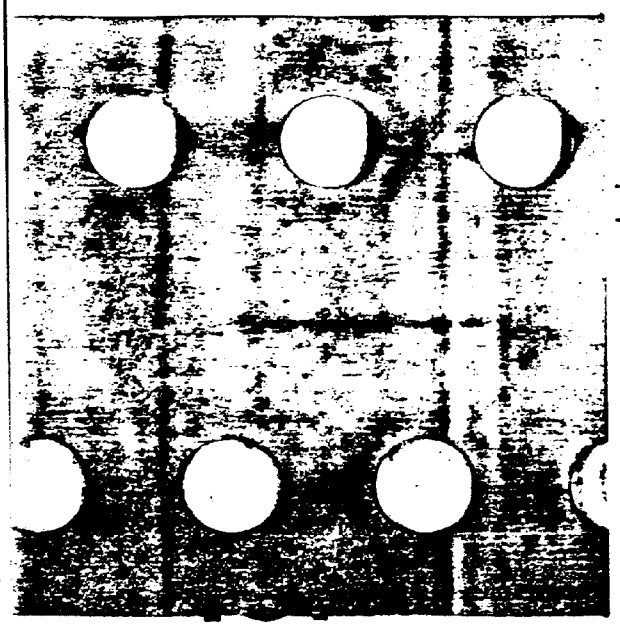
IDENTIFICATION REFERENCE

94 JUL -6 AM 9:39

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

3779 07/06 0101 03CHECK 297.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9398 PAGE 917

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	78000.00
			CON TX	288.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	297.60
			CHECK	297.60
07/06/94	01	09:39	0001	3779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68165
IDENTIF. & REFERENCE

94 JUL -6 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810424