SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9667 PG 888

ADDRESS NEW OWNER:
Michael F. Sparta and Elizabeth K. Sparta
705 Gleniris Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
Map 142-13-0-A
Group
Parcel 152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rochford Realty & Construction Co. Inc. , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael F. Sparta and wife, Elizabeth K. Sparta, 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 Lot No. 152 on the plat of Riverside, Phase 2, a Planned Unit Development, as shown on the Resubdivision of Lots 151 and 152, of Riverside, of record in Book 8250, page 407, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Rochford Realty & Construction Co. Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Hadley, Jr. and Mary Handly Beard, as of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Gleniris Court, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to taxes for Metropolitan Government for 1995 and subsequent years thereafter.
2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7405, page 780, Book 7185, page 619, and Book 8104, page 211, said Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 7900, page 656, Book 8250, page 390, in said Register's Office.
4. Easements of record in Book 6970, pages 275,278, 281 and 285, and in Book 6972, page 45, and in Book 7215, page 899, said Register's Office.
5. Agreements in Book 7400, page 645, Book 7574, page 645 and in

Book 7803, page 642, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael F. Sparta and wife, Elizabeth K. Sparta, their heirs and assigns, forever; and Rochford Realty & Construction Co. Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 5th day of May, 1995.

Rochford Realty & Construction Co. Inc.

By: James G. Morrissey
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared James G. Morrissey Vice President, 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 (or other officer authorized to execute the instrument) of the Rochford Realty & Construction Co. Inc. , the within named bargainor, a corporation, and that he as such , executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: NOV 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 195,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: NOV 20, 1996

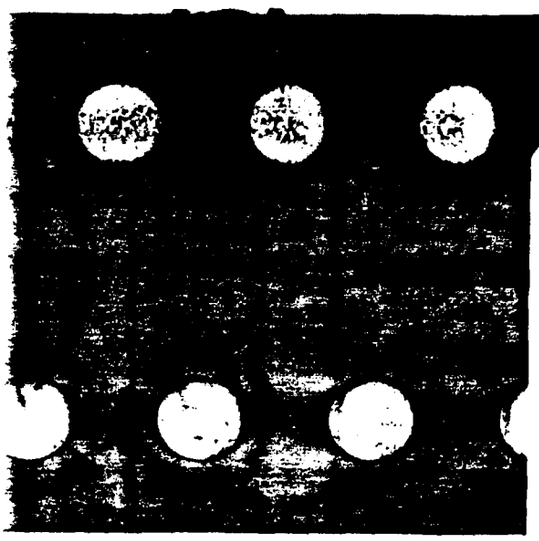
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

59129

IDENTIF. ↑ REFERENCE

DAVIDSON COUNTY, TN. REGISTER'S OFFICE RECEIVED FOR RECORD MAY 9 2:25 PM

9176 05/09 0101 CHECK 720.50

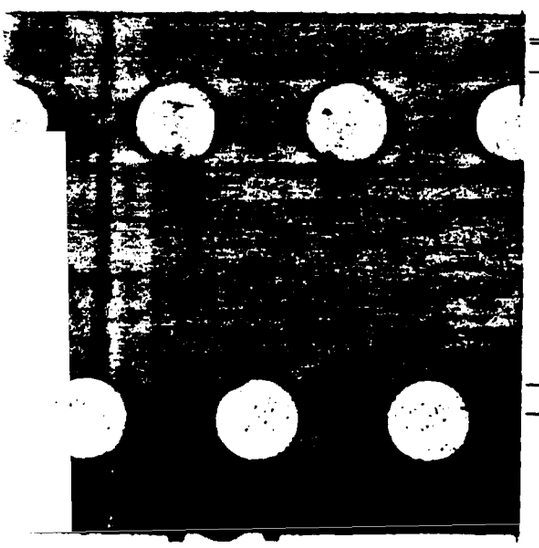


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9667 PG 890



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	
				195000-00
			CON TX	721-50
			PRFEE	1-00
			WDEED	8-00
			TOTAL	730-50
			CHECK	730-50
		05/09/95	01	14:25 0001 9176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59129
IDENTIF. # REFERENCE

95 MAY -9 PM 2:45
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 908576