BOOK 9751 PG 527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homer F. Sparks (NAME)	Guaranty Trust Company (NAME)	MAP 69-2
4009 Enchanted Way (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 114
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND 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, Jack Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homer F. Sparks and wife, Karen A. Sparks

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 Number 6 on the Plan of Re-Subdivision Enchanted Hills, Lot 1, Section 13-A and Lots 6, 7 & 8, Section 13-C of record in Plat Book 6900 at page 857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jack Nixon by deed from Joe N. Pendleton and wife, Sharon D. Pendleton of record in Book 9596, page 721, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7540, page 214, Book 7619, page 414 and Book 8045, page 732, said Register's Office.

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

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Brenda J. Nixon joins in this conveyance to convey any interest she may have as the wife of Jack Nixon.

95 AUG -3 AM 11:55
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0085761

unimproved ( )
is is improved (X) property, known as 4009 Enchanted Way, Nashville, TN 37218
(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 my hand this 27th day of July 19 95

Jack Nixon

By Jack Nixon
Brenda J. Nixon

Brenda J. Nixon

BOOK 9751 PG 528

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 Jack Nixon

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 at Nashville, Tennessee, this 27th day of July 19 95.

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

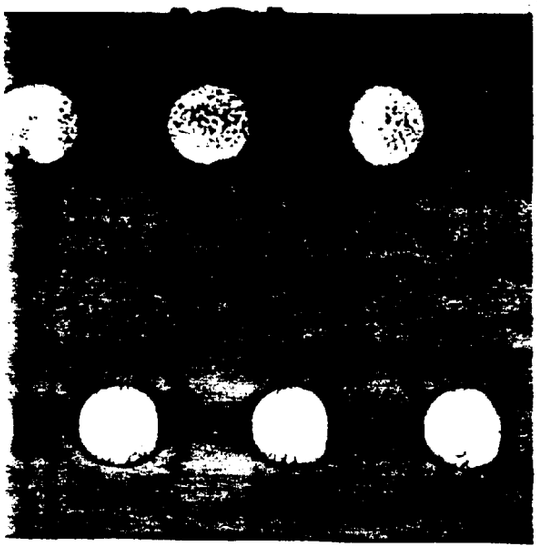
On July 27, 1995, before me personally appeared Jack Nixon to me known to be the person who executed the foregoing instrument in behalf of Brenda J. Nixon and acknowledged that he executed same as the free act and deed of said Brenda J. Nixon for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1995.

My Commission Expires:
5-24-97

Notary Public

9394 08/03 0101 03CHECK



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

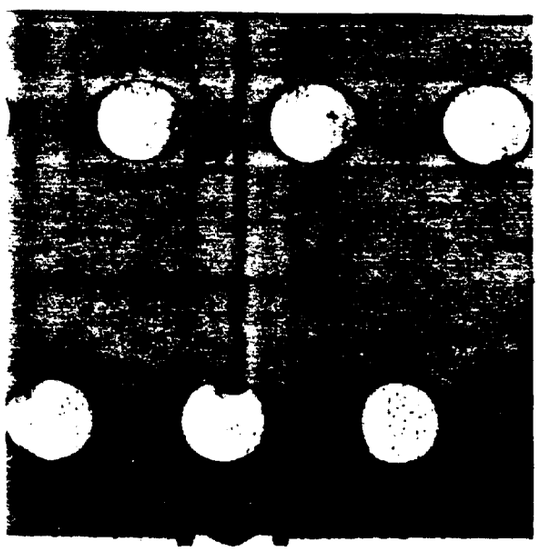
RECEIVED OF _____

FOR _____

BOOK 9751 PG 529

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 129500.00
CON TX 479.15
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 488.15

CHECK 488.15

08/03/95 01 11:56 0001 8394

0085761
IDENTIF. ← REFERENCE

95 AUG -3 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937423