FILE NO. 33704
FILE BOX "7"

BOOK 9755 PG 237

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,569.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JULY, 1995

Notary Public

MY COMMISSION EXPIRES: 12-5-98
(AFFIX SEAL)

RE-RECORD
BOOK 9778 PG 491

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY COCKRILL et al	BANCPLUS MORTGAGE CORPORATION	MAP 82-4
(NAME)	(NAME)	
1109½ N. 8TH ST	P. O. Box 47524	PARCEL 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN. 37207	San Antonio, Texas 78265-6016	20W-30775
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES A. SPARKMAN and wife, MILDRED R. SPARKMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY COCKRILL and IRA WILLIAMS, BOTH SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVERSHIP LLC

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 the Northerly 20.5 feet of Lot No. 311, and the southerly 29.5 feet of Lot No. 312 on the map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

SAID part of said lots adjoin and front together 50 feet on the easterly side of North 8th Street, and extends back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Charles A. Sparkman and wife, Mildred R. Sparkman by deed from Doris McAdoo Middleton and husband, Jerry Middleton, of record in Book 6915, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to TROY & NICHOLS, of record in Book 6915, page 722, Register's Office for Davidson County Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH BANCPLUS MORTGAGE CORPORATION. THIS DEED IS BEING RE-RECORED BECAUSE THE ASSUMPTION CLAUSE WAS ORIGINALLY OMITTED.

This is unimproved ( ) improved (X) property, known as 1109½ N. 8th Street, Nashville, Tennessee 37207
(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 95

X Charles A. Sparkman
CHARLES A. SPARKMAN

X Mildred R. Sparkman
MILDRED R. SPARKMAN

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES A. SPARKMAN and wife, MILDRED R. SPARKMAN

the bargainor[s], 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 31st day of July, 19 95.

Commission Expires 7/25/98

_____ Notary Public

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 _____.

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

_____ Notary Public

Commission Expires _____

RE-RECORD BOOK 9778 PG 492

WARRANTY DEED

FROM

TO

0087025
IDENTIF. & REFERENCE

95 AUG -7 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8345 08/30 0101 03CHECK 8.00

9758 08/07 0101 03CHECK 166.62

RE-RECORD

95 AUG 30 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0094907
IDENTIF. & REFERENCE