0340621

IDENTIFICATION REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

~~File Box #~~ 43

AUG 22 PM 3:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Aaron Lee Sparkman
304 Lorna Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin American Mortgage
214 Overlook Circle
Brentwood, TN 37027

MAP AND PARCEL:
MAP 95-8
PARCEL 194
3DZ-09320

WARRANTY DEED

BOOK 10579 PG 420

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, I, Mary E. Randolph now Curtis hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Aaron Lee Sparkman, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 165, on the Plan of Woodberry Park, of record in Plat Book 2133, Pages 117/119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mary E. Randolph, unmarried , by deed from Thomas Alvin Shearin and wife, Alice Shearin and Dorothy Jean Reynolds of record in Book 8988, Page 332, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easement and setback lines of record in Book 2133, Pages 117/119, said Register's Office.

Johnny F. Curtis, Jr. joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 304 Lorna Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aaron Lee Sparkman, unmarried, his heirs and assigns, forever; and I, Mary E. Randolph Curtis and husband, Johnny F. Curtis, Jr., do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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 hands this the 20th day of August, 1997.

Mary E. Randolph Curtis

Johnny F. Curtis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. Randolph Curtis and husband, Johnny F. Curtis, Jr., the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

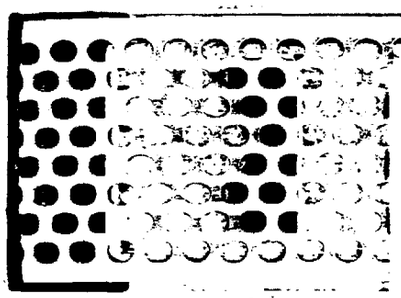
The actual value or consideration, whichever is greater, for this transfer is $ 83,500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

0162 08/22 0101 03CHECK 317.95



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

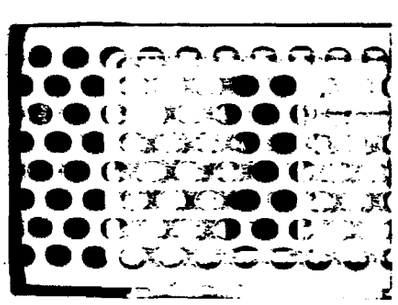
RECEIVED OF _____

FOR _____

BOOK 10579 PG 422

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	AMT TOTAL PAID
				83300.00
			CON TX	308.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	317.95
			CHECK	317.95
08/22/97	01		15:56 0001	0162



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034062I
IDENTIFICATION REFERENCE

97 AUG 22 PM 3:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189687