Box 28

98110396

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF December, 1998.

NOTARY PUBLIC

My Commission expires: July 24, 1999

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| JEFFREY J. SPARKS (NAME) | NATIONSBANC MORTGAGE CORP. (NAME) | 129-12-28 |
| 1013 Edwin Warner Drive (ADDRESS) | P.O. Box 1675 (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Coraopolis, PA 15108 (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration** of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CHARLES S. BUSH AND WIFE, LYNN S. BUSH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY J. SPARKS AND WIFE, ROBIN A. SPARKS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, page 12-14, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 100 feet on the northwesterly margin of Edwin Warner Drive and extends back 164.69 feet on the northeasterly line and 198.54 feet on the southwesterly line to a dead line in the rear measuring 105.57 feet thereon.

Being the same property conveyed to Charles S. Bush and wife, Lynn S. Bush, by deed from Robert T. Sullivan and wife, Irene Sullivan, of record in Book 7996, page 519, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 3600, pages 12-14, said Register's Office.

2. Restrictive covenants of record in Book 3466, page 89, amended in Book 3577, page 511 and Book 3702, page 465, said Register's Office.

11259

698

unimproved ( )
This is improved (X) property, known as 1013 Edwin Warner Drive - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of December, 1998.

Charles S. Bush
CHARLES S. BUSH

Lynn S. Bush
LYNN S. BUSH

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLES S. BUSH AND WIFE, LYNN S. BUSH, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of December, 19 98.

My Commission expires:
JULY 24, 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

0527185

98 DEC 18 PM 1:10

IDENTIF. ↑ REFERENCE

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

12/98 0101 03CHECK

658.50

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

700

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

T1259

| | |
|---|---|
| AMT | 175000.00 |
| CON TX | 647.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 658.50 |
| CHECK | 658.50 |

12/18/98 01 14:10 0001 2599

0527185
IDENTIF. & REFERENCE

98 DEC 18 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402043