BOOK 11395 PG. 765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF February 19 99

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Sparkman	Countrywide Home Loans, Inc.	172-5A-6CO
(NAME)	(NAME)	
105 Elmsford Court	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(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, Mary K. Berst and Kimberly K. Ewell, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Sparkman and Jacqueline M. Sparkman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson ~~Williamson~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of Phase One, Oakmont Subdivision, of record in Book 7900, Pages 479 and 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Mary K. Berst and Kimberly K. Ewell by deed from Ladye Claire Mitchell of record in Book 10524, Page 568, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

2237 03/23 0101 03CHECK 973.30

056455

99 MAR 23 AM 11:17

RECEIVED & RECORDED
STATE OF TENNESSEE
DAVIDSON COUNTY

MAIL TAX NOTICES TO: SAME AS ABOVE

REFERENCE

unimproved ( )
This is improved (X) property, known as 105 Elmsford Court, Brentwood, Tennessee 37027
(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 hand s this 18th day of February 19 99

Mary K. Berst

Kimberly K. Ewell by Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. Berst and Kimberly K. Ewell

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 Brentwood, Tennessee, this 18 day of February, 19 99.

Commission expires 12/6/[illegible]

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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 WILLIAMSON

On this, 18 day of February, 19 99, personally appeared before me, _____ Mary K. Berst, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Kimberly K. Ewell and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 18 day of February, 19 99

My commission expires 12/6/[illegible]

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

WARRANTY DEED

FROM

Mary K. Berst and Kimberly K. Ewell

TO

David K. Sparkman and Jacqueline M. Sparkman, husband and wife

BOOK 11395 PG. 767

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11395 PG. 768

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

05645666

IDENTIF. & REFERENCE

99 MAR 23 AM 10:18

[illegible]

CAMT
259000.00
CON TX 958.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 973.30
CHECK 973.30

03/23/99 01 10:17 0001 2237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441330