FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 7-22-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard E. Norman, Jr., Atty.,4220 Nolensville Road, Nashville,TN.37211 (834-4300)
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Pendergrast (NAME)	Same (NAME)	Map 182
6196 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Antioch, TN. 37013 (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, Hoyt D.F. Sparks and wife, Mary G. Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Pendergrast (unmarried)

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract #1, as shown in the survey made by Donald W. Fortner, December 17, 1971, more particularly described as follows: 6848 12/07 0161 03CHECK 1068.39

Beginning at an iron pin set in the east margin of Pettus Road, the common front corner of the land herein described and the lands of T.E. Clark, conveyed to Eddie Clark and Wife, Carnelle Clark, by deed of record in Book 2041, page 457, Register's Office for said County; thence along the East margin of Pettus Road, northerly 570.62 feet to an iron pin; thence leaving said road south 71 degrees 47 minutes east 1000.00 feet to an iron pin; thence south 13 degrees 36 minutes 20 seconds west 299.39 feet to an iron pin; thence north 86 degrees 30 minutes west 1065.65 feet to the beginning.

Being the same property conveyed to Hoyt D. F. Sparks and wife, Mary G. Sparks by quitclaim deed from Daniel Ray Sparks of record in Book 11763, page 269, Register's Office for Davidson County, Tennessee.

But specifically excluding and exempting from the aforementioned described real property a tract containing 1.22 acres being the same property conveyed to Mark Ray and wife by deed from Hoyt D.F. Sparks and Wife, Mary G. Sparks, of record in Book _____ Page _____, Register's Office of Davidson County, Tennessee to which reference is hereto made for a complete legal description.

This is improved (XX) unimproved ( ) property, known as 6196 Pettus Road, Antioch, Tennessee 37013
(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 _____ day of _____ 19 99

Hoyt D. F. Sparks

Mary G. Sparks by Hoyt D.F. Sparks w/P.O.A.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hoyt D.F. Sparks, and wife, Mary G. Sparks

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November 19 99

Commission expires 7-27-02

Richard E. Jones
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed 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

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WARRANTY DEED

FROM

Hoyt D. F. Sparks and wife,

Mary G. Sparks

TO

Craig Pendergrast , (Unmarried)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

99062562

REFERENCE

99 DEC -1 AM 11:00

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0662562

REFERENCE

99 DEC -1 AM 11:00

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	
	284700.00
CON TX	1053.39
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1068.39
CHECK	1068.39

12/01/99 01 11:00 0001 6848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544454