Instr:200005030044600 Page: 1 OF 2
REC'D FOR REC 05/03/2000 1:47:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2960.00

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File: Box 9B** **First Title & Escrow Co., Inc.** **FTEC File No. 17142**	STATE OF TENNESSEE: COUNTY OF WILLIAMSON: The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 1st day of MAY, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner: MR & MRS. PAUL SPARROW 14 OLD CLUB COURT NASHVILLE, TN 37215	**Send Tax Bills To:** BANK OF AMERICA 2509 NORTHLAKE PARKWAY TUCKER, GA 30084	**Tax Information:** MAP 104-14 PAR 85.00 CO FB 07DA 93113

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN C. WALKER AND WIFE, NANCY S. WALKER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAUL SPARROW AND WIFE, HEATHER SPARROW ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 14 OLD CLUB COURT, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of APRIL, 2000.

STEVEN C. WALKER

NANCY S. WALKER

STATE OF LOUISIANA
COUNTY OF CADDO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN C. WALKER AND WIFE, NANCY S. WALKER, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2000.

Notary Public

My Commission Expires: KAY LYNN WARZINIACK, NOTARY PUBLIC
WEBSTER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whitworth Phase 3, Section 3, as of record in Plat Book 7900, pages 870 thru 872, and corrected in Book 10270, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven C. Walker and wife, Nancy S. Walker by deed from Karl E. Haury Company, Inc., a Tennessee corporation of record in Book 11110, page 112, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 301; (3) Charter of record in Book 10428, page 795; (4) Designation and Agreement of Declarant of record in Book 9582, page 872; (5) Easement of record in Book 9736, page 221; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 838 thru 841, Plat Book 7900, pages 870 thru 872, Book 9582, page 842 and Book 10270, page 54, said Register's Office.