07Z-08-0 039.00

Instr:20000717007014l Page: 1 OF 2
REC'D FOR REC 07/17/2000 10:40:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $270.10

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS:
STALLINGS LAW FIRM, PC
435 Park Avenue Professional Bldg
Lebanon, Tennessee 37087
615/453-7530

TAX MAP NO. _____; PARCEL NO. _____; GROUP _____; _____ CIVIL DISTRICT
ADDRESS NEW OWNER: 1503 McGavock Pike, Nashville, TN
ADDRESS MORTGAGEE: 1511 N. Westshore Blvd. #450 Tampa, Florida 33607
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-THREE THOUSAND DOLLARS ($73,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MARGARET C. SPARKS, a widow, by her Attorney-In-Fact, ROBERT C. SPARKS, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto JASON T. SPARKS and wife, CATHY J. SPARKS, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 and the easterly half of Lot 25 of Block "A", on the Map of Inglewood Golf Club Estates, as of record in Book 843, page 98, Register's Office of said County. Said Lot No. 26 and part of Lot No. 25 front together 90 feet on the northerly side of Williams Ferry Road and run back from the center of said road, between parallel lines 198 feet to a dead line. **DEED REFERENCE:** Being the same property conveyed to Margaret C. Sparks and husband, E.T. Sparks, by deed dated November 11, 1960, of record in Deed Book 3159, page 553, Register's Office of Wilson County, Tennessee. The said E.T. Sparks is now deceased, and Margaret C. Sparks, is sole owner of said property as surviving tenant by the entirety.
>
> This is improved property known as 1503 McGavock Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto JASON T. SPARKS and wife, CATHY J. SPARKS, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as provided herein; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT to the following:

All easements, conditions, covenants and restrictions of record.

REAL PROPERTY TAXES for the current year shall be prorated between the grantors and the grantees as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantors.

POSSESSION shall be given on date of deed.

WITNESS OUR HANDS HERETO, this 8th day of June, 2000.

Margaret C Sparks by Robert C Sparks P.O.A.
_____, Grantor

_____
_____, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named Margaret C Sparks ~~and wife~~, CTS Robert C Sparks P.O.A., with each of whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 8th day of June, 2000.

C. Thomas Strohm
NOTARY PUBLIC
MY COMMISSION EXPIRES:
_____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $73,000.

Margaret C Sparks by Robert C Sparks P.O.A.
AFFIANT

Subscribed and sworn to before me, this 8th day of June, 2000.

C. Thomas Strohm
NOTARY PUBLIC
MY COMMISSION EXPIRES:
_____

C. THOMAS STROHM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003