PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41970
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/00 16:01 2pgs
Fees:11.00 Taxes:518.00
20001003-0098105

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald T. Sparks Leona M. Sparks 6012 Bradford Hills Drive Nashville, TN 37211	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 172-12-A-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dohnyale T. Patterson and Ohnyale T. Patterson, as joint tenants with right of survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald T. Sparks and spouse, Leona M. Sparks,** hereinafter called the **Grantee**, Grantee's 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. 7 on the Plan of Section One, Bradford Hills of record in Plat Book 7900, Page 6, (amended in Book 7900, Pages 110-112) Register's Office for said County.

Said Lot No. 7, which is a corner lot, fronts 50.01 feet on the broken northerly margin of Bradford Hills Drive and fronts 90.49 feet on the broken easterly margin of Bradford Hills Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the easterly line and 75.12 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Donyale T. Patterson and Ohynale T. Patterson, as joint tenants with right of survivorship by deed from Bradford Hills Sales, a Tennessee general partnership of record in Book 10031, Page 227, Register's Office for said County. Order Approving Sell of Real Estate, No. 00P1292 and No. 00P1293 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), appointing Sophia Brown Crawford as Guardian for Ohynale Patterson and Donyale Patterson is recorded prior hereto and simultaneously herewith. The said Dohnvale H. Patterson is one in the same person as Donyale T. Patterson and Ohnyale T. Patterson is one in the same person as Ohynale T. Patterson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6 as amended in Book 7900, pages 110-112, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bradford Hills Drive and a 10 foot minimum setback line from Bradford Hills Place, together with a designated building site. and a 10 foot easement for public utility and drainage along the rear line(s); An easement for overhang across the southwesterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8071, Page 531, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 6012 Bradford Hills Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2000.

Sophia Brown Crawford as Guardian for Dohnyale T. Patterson

Sophia Brown Crawford as Guardian for Ohnyale T. Patterson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sophia Brown Crawford,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Dohnyale T. Patterson and Ohnyale T. Patterson,** pursuant to an order approving sale of real estate NO. 00P1292 and No. 00P1293 of record in the Seventy Circuit Count for Davidson County Tennessee (Probate Division). as the free act and deed of the said Principals.

Witness my hand and official seal on September 29th, 2000

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

(Seal Required)
(If Authorized)

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Affiant

Sworn and subscribed before me on the 29th day of September, 2000.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public