WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Cheryl Marks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2000

Leslie J. Whitaker
Notary Public

MY COMMISSION EXPIRES 10-25-03
(AFFIX SEAL)

G-5486-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Elliott (NAME)	same as new owner (NAME)	MAP 92-16B
900 19th Avenue South, Unit 1104 (ADDRESS)	(ADDRESS)	PARCEL 105
Nashville, TN 37212 (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, Jason Thomas Sparks, as the only heir-at-law of Edgar T. Sparks, III, and Robert Sparks, Administrator of the Estate of Edgar T. Sparks, III, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva Elliott, 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:

Being Unit No. 1104, Level 13, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, and as amended in Book 7119, page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed.

Being the same property conveyed to Edgar T. Sparks, III, unmarried, by deed from Lorraine Z. Greenspan and husband, Joseph B. Greenspan, of record in book 9452, page 107, Register's Office for Davidson County, Tennessee.
The said Edgar T. Sparks, III having since died intestate. Survived by his son, Jason Thomas Sparks as his only Heir-at-Law. In The Seventh Circuit Court of Davidson County, Tennessee, Docket No. OOP1354, per Letter of Administration, Robert Sparks was appointed as the Administrator of the Estate of Edgar Thomas Sparks, III.
Edgar T. Sparks, III and Edgar Thomas Sparks, III are one and the same person.

Davidson County DEEDWARR
Recvd: 11/10/00 15:17 2pgs
Fees:11.00 Taxes:259.00

20001110-0112143

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South, Unit 1104, Nashville, TN 37212
(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 my hand this 7th day of November 2000

Jason Thomas Sparks 409/06/5654

Robert Sparks

DCTN01WC

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 Jason Thomas Sparks

the bargainor -, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 7th day of November, 2000.

Commission expires 1-26-2002

Joan Barton
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 _____, _____.

My commission expires _____

_____
Notary Public

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 ROBERT SPARKS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therien contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of November, 2000.

Bertie M. Batchelor
NOTARY PUBLIC

Commission expires: 10-25-03

NOTARY PUBLIC AT LARGE