Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1199

Davidson County DEEDWARR
Recvd: 05/03/02 09:56 2pgs
Fees:13.00 Taxes:314.50
20020503-0054518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard S. Sparrow, and wife, Barbara W. Sparrow**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **David S. Banyay, unmarried** , 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 Unit No. 308 on the Plan of Continental Condominiums, of record in Book 5200, Pages 399 through 401, said Register's Office, as amended in Book 6135, Page 788, and Book 6435, Page 549, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Richard S. Sparrow and wife, Barbara W. Sparrow by deed of record in Book 8319, Page 644, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3415 West End Avenue #308, Nashville TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of April, 2002

Richard S. Sparrow

Barbara W. Sparrow

State of Florida)
County of Sarasota)

On this 30th day of April, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard S. Sparrow and Barbara W. Sparrow, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

Stephen H. Kurvin
MY COMMISSION # CC763506 EXPIRES
August 22, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David S. Banyay	National Bank of Commerce	104-6-A-20CO
3415 West End Avenue #308	115 29th Avenue, South	
Nashville, TN 37203	Nashville, TN 37212	