(1)

MAP AND PARCEL:162-02-0-127.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Mortgagee

Davidson County DEEDWARR
Recvd: 08/09/02 08:20 2pgs
Fees:13.00 Taxes:425.50

20020809-0096017

New Owner:

JAMES B. GARNER
4064 Coleridge Drive
Antioch, TN 37013

Mortgagee:

Wells Fargo Home Mortgage, Inc.
P. O. Box 5910
Springfield, OH 45501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Robert E. Sparkman, individually and as Executor of the ESTATE OF EDWINA SPARKMAN and Winnette S. Jeffery, Grantors, have bargained and sold and by these presents do transfer and convey unto JAMES B. GARNER, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 162 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135, described as follows:

BEGINNING at a point in the northerly margin of Coleridge Drive, a common corner of Lots Nos. 162 and 163; thence with the dividing line between said lots, northwardly 122.8 feet to a concrete monument; thence with the dividing line between Lots Nos. 161 and 162, southeastwardly 125.3 feet to a point in the northwest margin of Bart Drive; thence with said margin of said Drive, southwestwardly 80 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the north margin of Coleridge Drive; thence with said margin of said Drive, westwardly 75 feet to a concrete monument; thence continuing with said margin of said Drive, westwardly 20 feet to the point of beginning.

Being the same property conveyed to Robert P. Sparkman and wife, Edwina Sparkman by Warranty Deed of Robert D. Gray and wife, Sharon F. Gray of record in Book 4916, page 534, Register's Office of Davidson County, Tennessee. Robert P. Sparkman predeceased Edwina Sparkman, and title to said property was vested in Edwina Sparkman as surviving tenant by the entirety. Edwina Sparkman died on November 28, 2001 and pursuant to the terms and conditions of her Last Will and Testament found at Docket No. 01P2006 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised said property to Robert E. Sparkman and Winette S. Jeffery.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office of Davidson County, Tennessee; Restrictions of record in Book 4158, page 42, and Book 4178, page 738, said Register's Office; and 2002 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 6th day of August, 2002.

Robert E. Sparkman, individually and as Executor of the ESTATE OF EDWINA SPARKMAN

Winnette S. Jeffery

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, Robert E. Sparkman, individually and as Executor of the ESTATE OF EDWINA SPARKMAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF VA)
)
~~COUNTY~~ City OF Poquoson)

Personally appeared before me, the undersigned, a Notary Public of said County, Winnette S. Jeffery, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 6/30/05

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4-16-2006