(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/03 11:00 2pgs
Fees:13.00 Taxes:1176.60

20031121-0169879

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Sparks (NAME)	IndyMac Bank, F.S.B. (NAME)	132-15, PARCEL 3
785 Pearch Orchard Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Pasadena, CA 91101 (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, Margaret Williams McMinn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nick Sparks and wife, Phyllis Sparks

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:

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Murmac Estates, of record in Plat Book 2854, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. Included in the above description but specifically excluded from this conveyance is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by condemnation proceedings bearing Case No. 73162, and filed April 23, 1964.

Being the same property conveyed to J.H. McMinn by deed from Ann Hardeman and W.D. Hardeman, of record in Book 1560, page 527, Register's Office for Davidson County, Tennessee. The said J.H. McMinn having since died, devising said property to Margaret Williams McMinn by Will of record in Instrument No. 20001018-0103368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Easements of record in Book 2451, page 602, and Book 8113, page 989; Plan of record in Plat Book 2854, page 31; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 785 Pearch Orchard Drive, Nashville, TN 37204
(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 14th day of November, 2003

Margaret Williams McMinn

Margaret Williams McMinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Williams McMinn, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of November 2003.

Commission expires 7/30/05

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