Box 17

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December 2003.

Notary Public

My Commission Expires: 3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/19/03 13:00 2pgs
Fees:13.00 Taxes:347.80
20031219-0181159

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Larry and Jessica Sparks 103 Evelyn Street Nashville, TN 37210	Coldwell Banker Mortgage 3000 Leadenhall Road Mt. Laurel, NJ 08054	119-02-129.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roger P. Hogan, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Larry J. Sparks and wife, Jessica L. Sparks, hereinafter called the Grantees, their successors and representatives, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 and the westerly 16 feet of Lot No. 33 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10, and parts of Lots Nos. 6, 11, 12, and 13 Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 and the westerly part of Lot No. 33 front together 66 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger P. Hogan by Warranty Deed from Steven Ray Reed, unmarried, of record in Instrument No. 20030820-0121104, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2003 Taxes and all subsequent years, a lien not yet due and payable.

This is ( ) unimproved (X) improved property known as: 103 Evelyn Street, Nashville, TN, 37210

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of December, 2003.

By: _____
Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Roger P. Hogan, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 15th day of December, 2003.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN