STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me,
this 26th day of March, 2004.

Notary Public

My commission expires:

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 04/01/04 13:50 2pgs
Fees:13.00 Taxes:499.13

20040401-0036806

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan A. Amaya	**Pulte Mortgage, LLC**	**148-15-11**
4039 Apache Trail	**304 42nd Avenue North**	
Antioch, TN 37013	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Andrew D. Sparks and wife, Donna L. Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan A. Amaya, 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:

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of Apache Hill Subdivision - Section 2, of record in Book 3842 , page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew D. Sparks and wife, Donna L. Sparks, tenants by the entirety by Quitclaim Deed, from Andrew D. Sparks and wife, Donna L. Sparks, of Record in Book 7803, page 900, Dated March 23, 1989, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Andrew D. Sparks, unmarried, by Warranty Deed, from Cecil A. Ford and wife, Mary K. Ford, of Record in Book 7657, page 163, Dated September 16, 1989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 3842, Page 181, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 4215, Page 268, Book 4221, Page 190, Book 4454, Page 301, Register's Office for DAVIDSON County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4659, Page 539, Register's Office for DAVIDSON County, Tennessee.
4. Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 4039 Apache Trail, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of March, 2004.

Andrew D. Sparks

Andrew D. Sparks

Donna L. Sparks

Donna L. Sparks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Andrew D. Sparks and wife, Donna L. Sparks, tenants by the entireties, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2004.

Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005