BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/04 08:37 2pgs
Fees:13.00 Taxes:490.25

20040723-0088077

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

G#17265-2

The actual consideration or value, whichever is greater, for this transfer is **$132,500.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CRAIG SPARKS and wife, RHONDA K. SPARKS	**"NEW OWNERS"**	**Map 142-10-0-B, Parcel 071.00co**
508 Belle Pointe Court		
Nashville, TN 37221		

FOR AND IN 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, I,

CHRISTIANNE L ROUMIE, unmarried

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

CRAIG SPARKS and wife, RHONDA K. 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 Unit No. 71 on the Plan of Belle Pointe, Phase IV, a Planned Unit Development, as of record in Book 6900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christianne L. Roumie, unmarried, by Warranty Deed dated April 25, 2002, from The J & J Group, LLC, of record in Instrument No. 20020429-0051977, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6689, Page 772, and as amended in Book 6702, Page 409, in Book 6774, Page 774, in Book 6862, Page 292, and Supplemental for Phase 4, in Book 6959, Page 766, said Register's Office; By-Laws of record in Book 6689, Page 783, and as amended in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443, and in Instrument No. 20020130-0013252, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (__X__) Unimproved (____) property, known as: **508 Belle Pointe Court, Nashville, TN 37221.**

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 convenant 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 **22nd** day of **July, 2004.**

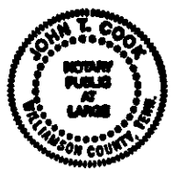
CHRISTIANNE L ROUMIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTIANNE L ROUMIE, 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 Nashville, Tennessee, this **22nd** day of **July, 2004.**

Notary Public



My Commission Expires: 4/10/05