This Instrument Prepared by:

MARTIN A. KOOPERMAN
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Davidson County DEEDQC
Recvd: 12/15/04 16:18 2pgs
Fees:12.00 Taxes:0.00
20041215-0149465

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Angela V. Sparkman 2056 Stanford Village Drive Antioch, TN 37013	Same	Map 173-11 Parcel 15

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, I, **Paul Brandon Sparkman,** by these presents do hereby quitclaim and convey unto **Angela V. Sparkman** and her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Stanford Village, Section One, A Planned Unit Development, as of record in Instrument Nos. 20000204-0012060 and 20000204-0012061, 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 Paul Sparkman and Angela Sparkman, husband and wife, by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, of record in Instrument Number 200310020145247, Register's Office of Davidson County, Tennessee.

THIS is improved property known as 2056 Stanford Village Drive, Antioch, Davidson County, Tennessee 37013.

Witness my hand this 15 day of December, 2004.

PAUL ~~BRANDON~~ SPARKMAN

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 bargainor, Paul Brandon Sparkman, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2004.

Jacqueline Burkhart

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/26/05

JACQUELINE B. BURKHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value whichever is greater for this transfer is $10.00.

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me

this 15th day of December, 2004.

Jacqueline Burkhart

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/26/05

JACQUELINE BURKHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEAL