This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Troy O. Sparks
113 Walking Horse Ct.
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 01/11/05 10:05 2 pgs
Fees:13.00 Taxes:645.65
20050111-0003993

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pulte Mortgage, LLC
7475 South Joliet Street
Englewood, CO 80112

MAP	**172-8**
GROUP	**B**
PARCEL	**10**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Cassidy and wife, Susan S. Cassidy** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Troy O. Sparks and wife, Elizabeth A. 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. 10 on the Revised Final Plat, Phase One, Bridal Downs, of record in Plat Book 6900, page 701-703, corrected in Book 8169, page 240, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael J. Cassidy and wife, Susan S. Cassidy by deed from Fox Ridge Homes, Inc. of record in Book 8640, page 594, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 113 Walking Horse Ct., Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

676944

WITNESS our hands this the 30th day of December, 2004.

Michael J. Cassidy

Susan S. Cassidy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael J. Cassidy and wife, Susan S. Cassidy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2004.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.19.08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $174,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: