This instrument prepared by:
Brenda R. Lehman, Attorney At Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-686748**

Davidson County DEEDWARR
Recvd: 01/13/05 09:23 3 pgs
Fees:18.00 Taxes:403.30
20050113-0004795

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of December, 2004**, by and between **Elizabeth A. Golding now known as Elizabeth A. Sparks and hsuband Troy Sparks**, parties of the first part, and **William Newman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 500 (ALSO KNOWN AS LOT 413) OF STACY SQUARE TOWNHOMES II, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN AND EXHIBIT A TO THE MASTER DEED OF RECORD IN BOOK 6250, PAGE 159 & BOOK 6497, PAGE 700, RESPECTIVELY, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

ABOVE DESCRIBED CONVEYANCE SUBJECT TO: TAXES FOR THE YEAR 2001 AND SUBSEQUENT YEARS; PROVISIONS OF THE MASTER DEED AND BY-LAWS CONTAINED IN THE INSTRUMENT OF RECORD IN BOOK 6497, PAGE 700, BOOK 8117, PAGE 891, SAID REGISTER'S OFFICE; THE PLAN OF RECORD IN BOOK 6250, PAGE 159 AND AMENDED IN EXHIBIT "A" TO THE MASTER DEED AND BY-LAWS IN BOOK 6497, PAGE 700, SAID REGISTER'S OFFICE, TO WHICH PLAN AND EXHIBIT REFERENCE IS MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM A. GOLDING TO ELIZABETH A. GOLDING AS RECORDED ON THE 9TH DAY OF MARCH, 2004, IN INSTRUMENT NO. 20040309-0026596 AND WARRANTY DEED FROM JOSEPH LANCE WILLIAMSON, MARRIED TO WILLIAM A. GOLDING AND SPOUSE, ELIZABETH A. GOLDING AS RECORDED ON THE 6TH DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010206-0011567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Elizabeth A. Sparks and Elizabeth A. Golding are one and the same person.

Troy Sparks joins in the execution of this instrument to convey any interest in the property by virtue of his marriage to Elizabeth A. Golding now known as Elizabeth A. Sparks

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128.06-0A-500.00**

XX Improved OR

Unimproved property located at: **500 Stacy Square Terrace, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Elizabeth A. Golding now known as Elizabeth A. Sparks

Troy Sparks

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elizabeth A. Golding now known as Elizabeth A. Sparks and husband, Troy Sparks** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of December, 2004.**

Brenda K Bellman
Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **William Newman**

and Address: **500 Stacy Square Terrace**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

_____

_____

_____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**109,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of December, 2004.**

Brenda K Bellman
Notary Public

My Commission Expires: 3/10/07