Davidson County DEEDWARR
Recvd: 04/12/05 13:37 2 pgs
Fees:13.00 Taxes:1213.60

20050412-0040405

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2005.

Notary Public
My commission expires:

01-0503-24827

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Shonda Marie York | New Owner | 118-10-0-078 |
| 910 Woodmont Boulevard | | |
| Nashville TN 37204 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas E. Sparks, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Shonda Marie York, hereinafter called the Grantees, their successors 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 the easterly triangular part of Lot No. 47 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at an iron pin in the north margin of Woodmont Boulevard, 126 feet east of the center line of Brown's Creek; thence north 17 deg. east 448.6 feet to an iron pipe in the south line of the Old Glendale Carline right-of-way, now abandoned; thence south 2 deg. 57' west along the line between Lots Nos. 47 and 48, 439.8 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of said Boulevard north 84 deg. 23' west 109 feet to the point of beginning.

Being the same property conveyed to Nicholas E. Sparks by deed from Marie Lester Warf, dated April 30, 1996, recorded May 2, 1996, of record in Book 10035, Page 937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Phyllis Sparks, spouse of Nicholas E. Sparks, joins in the execution of this instrument to convey her marital interest, if any, in said property.

This property is improved property known as 910 Woodmont Boulevard, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of April, 2005.

Nicholas E. Sparks

Phyllis Sparks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas E. Sparks and Phyllis Sparks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of April, 2005.

WILLIAMSON CO., TN * BRIAN LAVOY DAVIS * NOTARY PUBLIC AT LARGE

State of Tennessee at Large

My Commission expires 12/13/06