Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Bradley L. Mates 4413 South Trace Blvd Old Hickory, TN 37138	US Bank Home Mortgage P.O. Box 7298 Springfield, OH 45501-7298	Map 64-09-A Parcel 7.00 CO

This instrument prepared by: David B. Gray, Attorney Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 04/29/05 09:12 3 pgs
Fees:18.00 Taxes:432.90
20050429-0047684

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Francene S. Lester-Sparkman, unmarried** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Bradley L. Mates, unmarried** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4413 on the Plan of Southfork Condominiums, Phase I, a Horizontal Property Regime in the Master Deed and By-Laws of record in Book 6783, page 839; as amended in Book 6994, page 447; as amended in Instrument No. 20020327-0037726, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Francene S. Lester by deed from Gary L. Baugher and Jonathan J. Montgomery of record in Book 9890, page 553, Register's Office for Davidson County, Tennessee.

This is improved property known as 4413 South Trace Blvd. Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those items in Exhibit "A" attached hereto and made a part of.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 28th day of April, 2005.

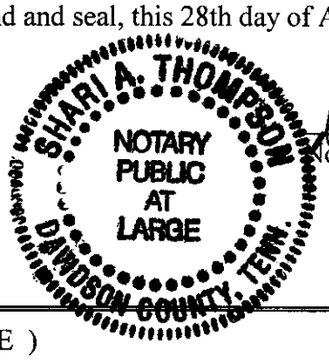
Francene S. Lester Sparkman

Francene S. Lester-Sparkman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Francene S. Lester-Sparkman, 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 seal, this 28th day of April, 2005.



Notary Public

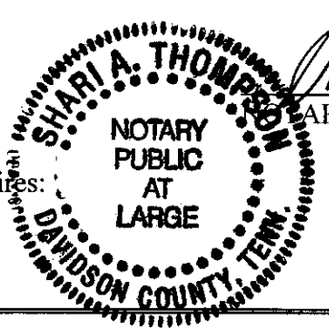
My commission Expires:
3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of April, 2005.



NOTARY PUBLIC

My Commission Expires:
3-21-09

EXHIBIT "A"

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to the plan of record in Book 6900, Page 132; am amended by the Master Deed and By-Laws for Southfork Condominiums, in Book 6994, page 447 Register's Office for Davidson County, Tennessee.
4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, of record in Book 6783, page 839, amended in Book 6994, page 447 and in Instrument No. 20020327-0037726, Register's Office for Davidson County, Tennessee.
5. Charter for Southfork Condominiums Homeowners' Association, Inc. of record in Book 6790, page 998, Register's Office for Davidson County, Tennessee.
6. This conveyance is subject to rights of others in and to any common areas and/or elements.
7. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.