Davidson County DEEDWARR
Recvd: 09/19/05 11:07 3 pgs
Fees:18.00 Taxes:791.80

20050919-0112101

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
443513 466993
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
	FIRST HORIZON	*156-1-B 23.00CO*
(NAME) Jimmy Sparkman	*(NAME)* 4000 HORIZON WAY	
(STREET ADDRESS OR ROUTE NUMBER) 312 Harpeth View Circle	*(STREET ADDRESS)* IRVING TX 75063	
(CITY) *(STATE)* *(ZIP)* Nashville, TN 37221	*(CITY)* *(STATE)* *(ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Timothy Baker and Sandra Baker, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy Sparkman and wife, Sandra Faye Sparkman *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF Minnesota
COUNTY OF Dakota *The actual consideration or value whichever is greater for this transfer is* $214,000

Affiant

Subscribed and sworn to before me this the 3 *day of* August *2005*

My commission expires: *Affix Seal*

KATHERINE L WITTROCK
Notary Public
Minnesota
My Commission Expires January 31, 2009

Notary Public

This is unimproved ( ), known as 312 Harpeth View Circle, Nashville, TN 37221
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 3 *day of* August, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy Baker

Sandra Baker

STATE OF
COUNTY OF

Personally appeared before me, Katherine L Wittrock, *a Notary Public in and for said County and State, Timothy Baker, the within named bargainor* Married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 3 *day of* August, 2005.

Notary Public
My Commission Expires:

(This area for official notarial seal)

KATHERINE L WITTROCK
Notary Public
Minnesota
My Commission Expires January 31, 2009

STATE OF
COUNTY OF

Personally appeared before me, Katherine L Wittrock, *a Notary Public in and for said County and State, Sandra Baker, the within named bargainor* Married *(fill in marital status), 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, at office, this 3 *day of* August, 2005.

Notary Public
My Commission Expires:

(This area for official notarial seal)

KATHERINE L WITTROCK
Notary Public
Minnesota
My Commission Expires January 31, 2009

EXHIBIT A

LAND in Davidson County, TN, BEING Lot No. 23, on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, page 319, as amended in Book 9242, page 98, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Timothy Baker and wife, Sandra Baker by deed from Michael A. Rowe and wife, Susan F. Rowe dated April 7, 2000, of record in Instrument No. 200004100036750, Register's Office for Davidson County, TN.