THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 21778S

Davidson County DEEDWARR
Recvd: 10/03/05 09:08 2 pg:
Fees:13.00 Taxes:772.93
20051003-0118122

MAP/GROUP/PARCEL: 117-7-B/20.7

117-7-B-013CO

NEW OWNER'S NAME AND ADDRESS:
PHILLIP SPARKS and KATHARINE SPARKS
3194 HILLSBORO PIKE
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, AMY JO EVERHART, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, PHILLIP SPARKS and KATHARINE SPARKS, husband and wife their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. 207, together with Storage Room S-20 and Garage G-13, as shown on the plan of The Claridge, a condominium development and a Re-subdivision of Lots 1, 2 and part of Lot 3, Block "A", Walter Stokes Homeplace No. 1, recorded in Book 974, Page 92, according to the Master Deed of record in Book 5896, page 607, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5800, page 63, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 3194 HILLSBORO PK, Nashville, TN 37215.
>
> BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO 20001026-0106284, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she_ is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

AMY JO EVERHART

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, AMY JO EVERHART, AN UNMARRIED WOMAN, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 31st day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $208,900.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006