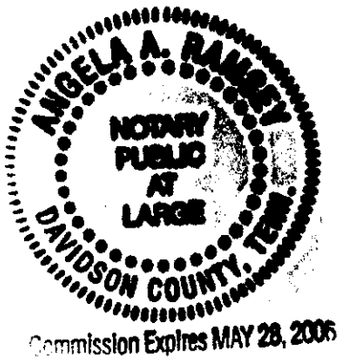
Davidson County DEEDWARR
Recvd: 11/23/05 13:51 2 pg
Fees:13.00 Taxes:582.75
20051123-0141947



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2005.
21st

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Sparks 2225 Crescent Valley Lane Hermitage, TN 37076	Wells Fargo Bank, N.A. P.O. Box 5137 Des Moines, IA 50306	Map 64-16, Group D Parcel 131

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Keree L. Riha by and through Miguel A. Cazarin Attorney-in-Fact, and husband, Miguel A. Cazarin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason A. Sparks, married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 289 ON THE PLAN OF SECTION THREE, TRUXTON PARK OF RECORD IN INSTRUMENT NO. 20011024-0116272, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEREE L. RIHA AND MIGUEL A. CAZARIN BY DEED FROM JAMES YOUNG, DATED JULY 2, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030717-0100669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20011024-0116272, Register's Office for Davidson County, Tennessee.
3) Property is subject to Truxton Park, Section Three, a Planned Unit Development, Charter of record in Instrument Number 20001101-0108603, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20001101-0108604, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20001030-0107559, amended in Instrument Number 20010522-0052910, and amended in Instrument Number 20020123-0009419, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Instrument Number 20001030-0107559, amended in Instrument Number 20010522-0052910, and amended in Instrument Number 20020123-0009419, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common and open areas granted to Truxton Park Homeowner's Association of record in Instrument Number 20050311-0027266, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2225 Crescent Valley, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 15th day of November, 2005.

Keree L. Riha by Miguel A. Cazarin
Keree L. Riha by Miguel A. Cazarin Attorney-in-Fact
Atty-in-fact

Miguel A Cazarin
Miguel A. Cazarin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Miguel A. Cazarin, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Cazarin, Attorney-in-Fact for Keree L. Riha, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Keree L. Riha for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2005

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

PREPARED BY:

~~PLEASE RETURN TO:~~

STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076