THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/09/06 12:03 3 pgs
Fees:18.00 Taxes:105.45
20060809-0097955

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
William R. Huffman	**William R. Huffman**	**092-09-0-334.00**
2500 N. Berry Chapel Rd	**2500 N. Berry Chapel Rd**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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, **BERNARD C. SPARKS and wife, DEBORAH C. SPARKS, and SQJ PROPERTIES, previously incorrectly identified as SOJ PROPERTIES**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **WILLIAM R. HUFFMAN**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the map of the re-subdivision of the Wilcox Property, as shown of record in Book 421, page 42, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Bernard C. Sparks and wife, Deborah C. Sparks and SOJ Properties from SouthTrust Bank by deed dated 8/17/04 of record in Instrument No. 20040825-0102942, said Register's Office. SOJ Properties should have been identified as SQJ Properties.

This is improved property known as: **3302 Felicia St, Nashville, TN 37209**

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. 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 hands this 8th day of **August**, 2006.

BERNARD C. SPARKS

DEBORAH C. SPARKS

SQJ PROPERTIES
By: Deborah C. Sparks
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **BERNARD C. SPARKS and wife, DEBORAH C. SPARKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this **8th** day of **August**, 2006.

NOTARY PUBLIC

My commission expires: **June 15th, 2009**

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **DEBORAH C. SPARKS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **SQJ PROPERTIES**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and seal, this **8th** day of **August**, 2006.

NOTARY PUBLIC

My commission expires: **June 15th, 2009**

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$28,500.00.**

AFFIANT

Subscribed and sworn to before me this **8th** day of **August**, 2006.

NOTARY PUBLIC

My Commission Expires: **June 15th, 2009**

