Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/31/06 11:18 2 pgs
Fees:13.00 Taxes:458.80
20061031-0134945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me this 27 day of October 2006.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Chad T Withrow	SunTrust Mortgage	161-11-0-C020.00
320 Yorkshire Circle	201 4th Ave N, 7th Floor	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Julie W. Sparks, unmarried, and Charles P. Sparks, married, as joint tenants with right of survivorship, in hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Chad T Withrow, unmarried and Elizabeth S. Gurkin, married, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. D-402, on the Plan of Resubdivision of Lot 1, Phase IV, Villages of Brentwood, as shown on plat of record in Plat Book 6900, page 471, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julie Sparks and Charles P. Sparks, tenants in common with rights of survivorship in Instrument 20050124-0008295, recorded 01/24/2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No. 161-11-0-C020.00 2) All matters shown on Plat recorded in Book 6900, page 471. 3) Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, page 352; amended in Book 7599, page 914; Book 7925, page 141; Book 7936, page 332; Book 8152, page 927 and Book 8163, page 593. 4) Dedication of Annexation of record in Book 7494, page 689. 5) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7231, page 789, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 320 Yorkshire Circle, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 27 day of October, 2006.

Julie W. Sparks - Charles P. Sparks Atty. in Fact
Julie W. Sparks
By: Charles P. Sparks, Attorney In Fact

Charles P. Sparks
Charles P. Sparks

Eileen B. Sparks Charles P. Sparks Atty. in Fact
Eileen B. Sparks
By: Charles P. Sparks, Attorney In Fact
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles P. Sparks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of October, 2006.

Amy Cross Nance
Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 4/2.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of October, 2006, before me personally appeared Charles P. Sparks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julie W. Sparks and Eileen B. Sparks acknowledged that such person executed the same as the free act and deed of Julie W. Sparks and Eileen B. Sparks.

Amy Cross Nance
Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 4/2.10

FILE NO: WG1518