PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(db) Title No: 48546
Dav. Co. File: Box 8

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 04/09/07 08:15 2 pgs
Fees:13.00 Taxes:458.80
20070409-0041360

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Zachary A. Sparks Erin R. Sparks 2134 Fairfax Avenue, # B-5 Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 104110A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George A. Haven, III, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary A. Sparks and spouse, Erin R. Sparks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-5 of the Villager West Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5210, Page 174 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to George A. Haven, III by deed dated September 26, 2002 from Gary S. Jameson, married of record in Instrument No. 20020930-0118569 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record in Book 5452, Page 419, said Register's Office shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5452, Page 419, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2134 Fairfax Avenue, #B-5, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2007.

George A. Haven, III

State of TENNESSEE

County of DAVIDSON

On this 29th day of March, 2007, before me the undersigned authority, personally appeared George A. Haven, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Sworn and subscribed before me this the 29th day of March, 2007.

My Commission Expires: 9/16/09

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County