THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 7979

Davidson County DEEDWARR
Recvd: 11/15/07 11:34 2 pgs
Fees:13.00 Taxes:388.50
20071115-0134021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 ($105,000.00) DOLLARS, cash in hand paid by AARON SPARKMAN, unmarried, receipt of which is hereby acknowledged, we, RONALD WAYNE SPARKMAN, JR. and wife, HOLLY ANN SPARKMAN, have bargained and sold, and by these presents transfer and convey unto the said AARON SPARKMAN, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Colonial Village, a plat of which is of record in Plat Book 1424, Page 58, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronald Wayne Sparkman, Jr. and wife, Holly Ann Sparkman, by deed from Nancy Swanson O'Barr, the Heir at Law of C. Foster Swanson and wife, Gene Scroggs Swanson, dated June 21, 1995, and of record in Book 9710, Page 5, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on plat of record in Plat Book 1424, Page 58, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Colonial Circle.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said AARON SPARKMAN, unmarried, his heirs and assigns, forever. And we do covenant with the said AARON SPARKMAN, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2007 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said AARON SPARKMAN, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 6th day of November, 2007.

RONALD WAYNE SPARKMAN, JR.

HOLLY ANN SPARKMAN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RONALD WAYNE SPARKMAN, JR. and wife, HOLLY ANN SPARKMAN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: July 20 2009

****

Parcel ID: 09605011400

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
Mr. Aaron Sparkman
304 Corna Dr.
Nashville, TN 37214