WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/08 15:06 3 pgs
Fees:18.00 Taxes:518.00
20080304-0021767

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TARRANT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Kathy Kitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2008

Elfwa D. Leatherwood
Notary Public:

MY COMMISSION EXPIRES: 10-12-2010
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
ELFWA D LEATHERWOOD
My Commission Expires
October 12, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melissa Sparks	New Owner	Parcel ID:
1617 Merritt St.		05302009000
Old Hickory, TN 37138		

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

Estate of Linda Sue Bush

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Melissa Sparks, unmarried
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. 5, on the Plan of Section One - Part Two, Addition to Fairway View, of record in Plat Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Bush and wife, Linda J. Bush, by deed from Robert E. Rader and wife, Carmen Louise Rader, of record in Book 6274, Page 34, said Register's Office. See also Quitclaim Deed from James R. Bush to Linda S. Bush of record in Instrument 200003060022382, said Register's Office. The said Linda S. Bush now being deceased. See Probate File #07P-1225, of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1617 Merritt St., Old Hickory, TN 37138

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 my hand this 27th day of February, 2008.

Estate of Linda Sue Bush

BY: Kathy Kitts, Administrator CTA
Kathy Kitts, Administrator CTA

BY: Kathy Kitts, Trustee
Kathy Kitts, Trustee

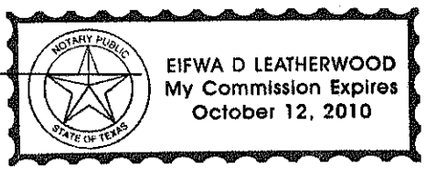
STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katy Kitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Adiministrator CTA of the Estate of Linda Sue Bush, and that she as such Administrator CTA, being authorized so to do, executed the foregoing instrument for the purposes therein contained by singin the name of the Estate of Linda Sue Bush by herself as such Administrator, CTA.

Witness my hand and official seal this 27th day of February, 2008.

My Commission Expires: 10-12-2010

Eifwa D. Leatherwood
Notary Public



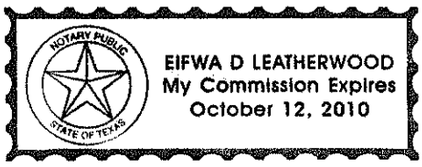
STATE OF TEXAS
COUNTY OF TARRANT

Personally appered before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Kitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the Estate of Linda Sue Bush, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Linda Sue Bush by herself as such Trustee.

Witness my hand and official seal this 27th day of February, 2008.

My Commission Expires: 10-12-2010

Eifwa D. Leatherwood
Notary Public



CERTIFICATE OF AUTHENTICITY

I, _____Mandy Alsup_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

271200004