G-21299-2
Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 08:54 2 pg
Fees:13.00 Taxes:291.38
20080401-0032327

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$78,750.00.**

Affiant

Subscribed and sworn to before me this 28th day of March, 2008.

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission expires 10/17/09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Aaron Sparkman	Countrywide Bank, FSB	050-13-0-085.00
2707 Natchez Trace	P.O. Box 660694	
Nashville, Tn 37212	Dallas, TX 75266-0694	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **King Properties & Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Aaron L. Sparkman, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Golden Valley Estates, Section One, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED but specifically EXCLUDED from the above legal description is the property conveyed to the State of Tennessee by Deed of record in Book 4665, Page 900, said Register's Office, to be used for the construction of a controlled access highway, containing 2,960 square feet, to which Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to King Properties & Investments, LLC, by deed from Bank One, National Association, as Trustee, on February 28, 2003, of record in Instrument Number 20030310-0031327, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 142, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4447, page 108; and amended in Book 4447, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2152 West Richmond Hill Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 28, 2008.

King Properties & Investments, LLC

Timothy E King Chief Mgr

By Timothy E. King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of March, 2008, before me, appeared Timothy E. King to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of King Properties & Investments, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Timothy E. King acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

8/23/11