Davidson County DEEDWARR
Recvd: 06/25/08 11:40 2 pg
Fees:13.00 Taxes:192.40

20080625-0065373

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee,
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 52,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of June , 2008

Notary Public

My Commission Expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffrey Foote 413 Chesterfield Ave. Nashville, TN 37212	New Owner	82-4/8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Shirley J. Sparkman, married and Dorothy L. Burns , widow** said Grantor does hereby bargain, sell, transfer and convey unto, **Jeffrey Foote, 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:

LAND in Davidson County, Tennessee, being the westerly 35 feet ot Lot No. 140 and 141, on the Plan of Oakwood Park, as shown on plat of record in Plat Book 421, page 12, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of Lot Nos. 140 and 141 front 35 feet on the northerly side of Evanston Avenue and run back between parallel lines, along the east margin of an alley, 62 feet to the south line of Lot No. 139.

Being the same property conveyed to Shirley J. Sparkman and Dorothy L. Burns, in equal shares in Instrument 20070521-0059921 recorded 5/21/2007, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPLE RESIDENCES OF EITHER GRANTOR

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

X Improved Property

Commonly known as: 507 Evanston Avenue., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 20th day of June, 2008.

Shirley J. Sparkman

Shirley J. Sparkman

Dorothy L. Burns

Dorothy L. Burns

STATE OF TENNESSEE
COUNTY OF Davidson

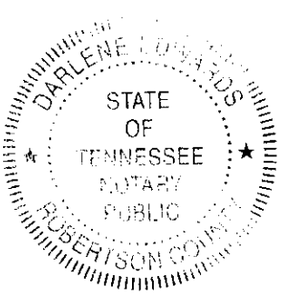
On this 20th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shirley J. Sparkman and Dorothy L. Burns to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville Tennessee, this the 20th day of June, 2008.

Darlene Edwards

Notary Public

My Commission Expires: 11-29-2011



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212