Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00** Charles Burnette Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF **JULY, 2008.** Lee A. Cohen Notary Public MY COMMISSION EXPIRES: **AUGUST 23, 2011** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES BURNETTE	**SAME**	**148-05-0-180.00**
(NAME) **4021 TWIN OAKS LANE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/09/08 15:54 3 pgs
Fees:18.00 Taxes:296.00
20080709-0070669

WARRANTY DEED

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, CHRISTI S. MURRY, REBECCA S. DUGGER, GREGORY S. SPARKS AND DELILAH SPARKS, BEING THE SOLE HEIR AT LAW OF WILLIAM A. SPARKS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES BURNETTE,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot(s) 33, as shown on the map entitled Haywood Heights Section 2, of record as Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Lot No. 33 fronts 95.0 feet on the northwesterly side of Leo Lane and runs back 224.8 feet on the westerly side and 217.7 feet on the easterly side to a dead line in the rear on which it measures 58.6 feet.

Being the same property conveyed to WILLIAM C. SPARKS and wife, ALENE W. SPARKS, by deed from GAINES AND GAINES CONSTRUCTION COMPANY, INC., of record as Book 2705, page 1, dated November 25, 1957, said Register's Office. The said Alene W. Sparks having since died. The said William C. Sparks having since died leaving a will which was probated under Case #06P1449. Said will devised subject property to William A. Sparks, Christi S. Murry, Rebecca S. Dugger and Gregory S. Sparks. The said William A. Sparks having since died leaving as his sole heir at law Delilah Sparks. See Affidavit of Heirship of record as Instrument No. 20080618-0062660, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of any of the grantors herein.

Property Taxes for the year 2008 and subsequent years are hereby assumed by the Grantee.

Unimproved ( )
This is improved(X) property, known as **360 LEO LANE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of June, **2008.**

Christi S. Murry
CHRISTI S. MURRY

Rebecca S. Dugger
REBECCA S. DUGGER

GREGORY S. SPARKS

X Delilah Sparks
DELILAH SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DELILAH SPARKS** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2008.

My Commission Expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF MISSISSIPPI
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTI S. MURRY** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hattiesburg, Mississippi this 19th day of June 2008.

My Commission Expires:

MY COMMISSION EXPIRES:
AUGUST 6, 2010

CARRIE JOLLY
NOTARY SEAL
FORREST COUNTY, MS

Carrie Jolly
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF Iredell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA DUGGER** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Concord, North Carolina this 24th day of June 2008.

My Commission Expires: November 8, 2012

KAREN SAVILLE JONES
NOTARY PUBLIC
IREDELL COUNTY

Karen Saville Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GREGORY S. SPARKS** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2008.

My Commission Expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public