Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1275

Davidson County DEEDWARR
Recvd: 09/18/08 13:48 2 pg
Fees:13.00 Taxes:1387.50
20080918-0095400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan M. Sparks, Trustee of The Susan M. Sparks Revocable Living Trust, Susan M. Sparks and husband Jeffrey Sparks**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Stewart Wertz**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the westerly 1/2 of Lot No. 75 on the Plan of Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 75 fronts 50.0 feet on the southerly side of Elmwood Avenue and runs back between parallel Lines 188.0 feet to an alley.

Being the same property conveyed to Jeffrey Sparks and Susan M. Sparks by Warranty Deed of record as Instrument No. 20020521-0061938, RODC, and conveyed to The Susan M. Sparks Revocable Living Trust by Special Warranty Deed of record as Instrument NO. 20060109-0003048, RODC. Susan M. Sparks and husband Jeffrey Sparks join in the execution of this Warranty Deed to convey any interests, individually or otherwise, that they may have in the subject property, and to affirm and certify that The Susan M. Sparks Revocable Living Trust remains in effect and existence, and that Susan M. Sparks is the lawful Trustee of said trust and that she has the full authority as Trustee to sell and convey the subject property on behalf of said trust as based on provisions contained in the trust agreement and documentation.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1511 Elmwood Avenue, Nashville, TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of September, 2008.

The Susan M. Sparks Revocable Living Trust
By: X Susan M. Sparks, Trustee
Susan M. Sparks, Trustee

X Susan M Sparks
Susan M. Sparks

X
Jeffrey Sparks

State of Colorado
County of El Paso

On this 10 day of September, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan M. Sparks and Jeffrey Sparks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Dec 07, 2011

KATHY BROWN NOTARY PUBLIC STATE OF COLORADO My Commission Expires Dec. 07, 2011

State of Colorado
County of El Paso

On this 10 day of September, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan M. Sparks as Trustee of The Susan M. Sparks Revocable Living Trust, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument on behalf of said trust, and acknowledged the execution as a free act and deed as Trustee of The Susan M. Sparks Revocable Living Trust.

Notary Public

My Commission Expires: Dec 07, 2011

KATHY BROWN NOTARY PUBLIC STATE OF COLORADO My Commission Expires Dec. 07, 2011

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,000.00.

Affiant

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Sworn and subscribed before me on this the 15 day of September, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew Stewart Wertz 1511 Elmwood Avenue Nashville, TN 37212	Flagstar Bank 5151 Corporate Drive Troy, MI 48098	104-16-385