BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#22121-2

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00.**

Affiant

BILL GARRETT, Davidson County
Trans:T20090052626 DEEDWARR
Recvd: 08/04/09 09:54 2 pgs
Fees:13.00 Taxes:554.63
20090804-0072773

Subscribed and sworn to before me, this the 31st day of July, 2009.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen F. Sparks	**SunTrust Mortgage, Inc.**	**Map 106-16-0 Parcel 007.00**
925 Havenhill Drive	**P. O. Box 79041**	
Nashville, TN 37217	**Baltimore, MD 21279-0041**	

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, WE,

Gladys W. Maddux Henry and husband, Jeffrey J. Henry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen F. Sparks, unmarried man

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 No. 58 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gladys W. Maddux, unmarried, by Warranty Deed dated August 9, 2000, from Rita S. Smallwood, unmarried, of record in Instrument No. 200008110079783, Register's Office for Davidson County, Tennessee. The said Gladys W. Maddux having since married and is now known as Gladys W. Maddux Henry.

JEFFREY J. Henry, spouse of the above named Gladys W. Maddux Henry, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **925 Havenhill Drive, Nashville, TN 37217**.

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 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/our hand(s) this **31st** day of **July, 2009.**

Gladys W. Maddux Henry

Jeffrey J. Henry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gladys W. Maddux Henry and husband, Jeffrey J. Henry,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2009.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-21-12