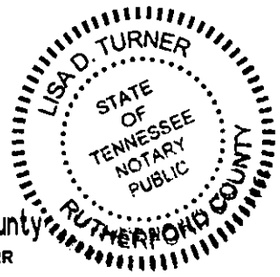
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120049919 DEEDWARR
Recvd: 07/06/12 11:17 2 pgs
Fees:13.00 Taxes:313.39



20120706-0059580

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $84,700.00

Affiant

Subscribed and Sworn to before me, this 29th day of June, 2012.

Notary Public

My commission expires:

7-18-12

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Carol Sparks 4785 Apollo Drive Antioch, TN 37013	Summner Bank and Trust 780 Browns Lane Gallatin, TN 37066	14905005300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dejyitnu Gabru, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Carol Sparks and John Sparks, wife and husband**, hereinafter called the Grantee(s), 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 Lot No. 183 on the Plan of Barclay Square, Section 3, of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dejyitnu Gabru by deed from US Bank National Association as Trustee of record in Instrument No. 20111010--0078523, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 4675, Page 154, said Register's Office.

This is (x) improved ( ) unimproved property known as 4785 Apollo Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 29th day of June, 2012.

Dejyitnu Gabru

Dejyitnu Gabru

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Dejyitnu Gabru** the within named 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 Brentwood, Tennessee, this 29th day of June, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129