WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/01 14:20 2pgs
Fees:13.00 Taxes:1365.30

20010706-0072374

01B-5880.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 1-26-04
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Sparrow, Sr. (NAME)	American Residential Express (NAME)	MAP 171-00-0
5683 Cloverland Drive (ADDRESS)	1111 Marlkress Road, Suite 100 (ADDRESS)	PARCEL 102.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Cherry Hill, NJ 08003 (CITY) (STATE) (ZIP)	

FOR AND 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, Martin M. Coleman and wife, Ruth T. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Sparrow, Sr. and wife, Ann L. Sparrow

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 Lot No. 1 on the Plan of Resubdivision of lot. No. 55 and Northerly one-half of Lot No. 56 Brentwood Gardens, of record in Plat Book 3842, Page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 1 fronts 130 feet on the west line of Cloverland Drive, and extends back 499.8 feet on the north line and 500 feet on the south line, to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to Martin M. Coleman and wife, Ruth T. Coleman by deed from Percy Wilkins, Jr., Trustee placed of record September 28, 1976, in Book 5072, Page 775, Register's Office for Williamson County, Tennessee. Subsequent Quitclaim Deed as recorded July 01, 1977 in Book 5166, Page 305, aforesaid office, creating title in Martin M. Coleman, a one-fourth (1/4) undivided interest and Ruth T. Coleman, a three-fourths (3/4) undivided interest, as tenants in common, without right of survivorship.

This conveyance is subject to taxes for 2001 and subsequent years, easments and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5683 Cloverland Drive, Brentwood, Tennessee 37027
(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 hand s this 29th day of June, 2001

Martin M. Coleman

Martin M. Coleman

Ruth T. Coleman

Ruth T. Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin M. Coleman and wife, Ruth T. Coleman

the bargainor s, 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 Brentwood, Tennessee, this 29th day of June, 2001.

Commission expires 1-26-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.