Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

8.22.2001
Affiant

Subscribed and sworn to before me, this 22nd day of August, 2001.

Notary Public
My commission expires:

ROBERT J. AMES NOTARY PUBLIC AT LARGE

RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
213 A Ward Circle Ste 101
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Spradlin, unmarried	Cendant Mortgage Corp.	172-120B
1421 Woodfield Drive	3000 Leadenhall Road	24
Nashville TN 37211	Mount Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher P. Anderson and wife, Rebecca L. Anderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Spradlin, unmarried John English, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 336 on the plan of Bradford Hills, Section III, as of record in Book 7900, page 6, as amended in Book 7900, page 239, said Register's Office.

Being the same property conveyed to Christopher P. Anderson and wife, Rebecca L. Anderson by deed from Claridge Builders, Inc., dated August 23, 1991 and recorded in Book 8430, page 313, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1421 Woodfield Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of August, 2001.

Christopher P. Anderson

Rebecca L. Anderson

Davidson County DEEDWARR
Recvd: 08/31/01 10:08 2pgs
Fees:13.00 Taxes:536.50

20010831-0094628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher P. Anderson and Rebecca L. Anderson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 22nd day of August, 2001.

Notary Public



My Commission expires