Return To:
File: 301251

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

FILE BOX 30

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Spradlin, unmarried and John English, unmarried** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Phillip Nelson and wife, Ashley Nelson** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 14 day of November, 2003.

Jeffrey Spradlin

John English

Davidson County DEEDWARR
Recvd: 11/20/03 10:40 3pgs
Fees:18.00 Taxes:591.96
20031120-0169351

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Jeffrey Spradlin, unmarried and John English** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 14 day of November, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$159,990.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of November, 2003.

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS CO., TENN.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: MAY 23, 2006

Map and Parcel: 172-12-B-24

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Phillip Nelson and wife, Ashley Nelson
1421 Woodfield Drive
Nashville, Tennessee 37211

Exhibit "A"

Being Lot No. 336 on the plan of Bradford Hills, Section III, as of record in Book 79000, page 6, as amended in Book 7900, page 239, said Register's Office.

Being the same property conveyed to Jeffrey Spradin, unmarried John English, unmarried from Christopher P. Anderson and wife, Rebecca L. Anderson by Warranty Deed dated 08/22/01, recorded 08/31/01, as instrument number 20010831-0094628, Register's Office for said County.

Map and Parcel 172-12-0-B-24.00

Property also known as 1421 Woodfield Drive
Nashville, TN 37211

This conveyance is made 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.