THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 04/05/02 10:20 2pgs
Fees:13.00 Taxes:458.43
20020405-0041796

WARRANTY DEED

THIS INDENTURE, made this 20th day of March, 2002 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and Shelby G. Pogue and Mary F. Pogue

of Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 49 ON THE PLAN OF WATERCREST TOWNHOMES, PHASE TWO AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11190, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER J. REILLY, AN UNMARRIED WOMAN, BY DEED OF RECORD IN INSTRUMENT NO. 200002240018179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties. for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

20__ PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

By: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

By: Amy E Karns

Name: Amy E Karns

Title: Asst Secretary

STATE OF ~~TEXAS~~ Arizona
COUNTY OF ~~BEXAR~~ Maricopa

Before me, Veronica Marie Garcia of the state and county aforementioned, personally appeared Amy E Kams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized officer of the general partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18 day of January, 2002.

OFFICIAL SEAL
VERONICA MARIE GARCIA
Notary Public - State of Arizona
MARICOPA COUNTY
My comm. expires Nov. 20, 2002

Notary Public
Printed Name Veronica Marie Garcia

My commission expires _____

PROPERTY OWNER:
3405 Anderson Rd. #203
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Mary F. & Shelby Pogue
3405 Anderson Rd. #203
Antioch, TN 37103

CLT# _____

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 123,900.00. _____ (AFFIANT)

Subscribed and sworn to before me, this 21 day of March, 2002

Notary Public
Printed Name April D. Weller

My commission expires 03/15/06

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 123,900.00. _____ (AFFIANT)

Subscribed and sworn to before me, this 21 day of March, 2002

Notary Public
Printed Name April D. Weller

My commission expires 03/15/2006