Davidson County DEEDWARR
Recvd: 05/30/02 10:11 3pgs
Fees:18.00 Taxes:403.30
20020530-0065473

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

WARRANTY DEED

THIS INDENTURE, made this 25th day of April, 2002 between **RICHARD D. BARNES AND WIFE, ANDREA F. WILLIAMS, N/K/A ANDREA BARNES** of **DAVIDSON** County, Tennessee, First Parties, and **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of **WESTCHESTER** County, NEW YORK, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

2002 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.

Richard D. Barnes
RICHARD D. BARNES

Andrea Barnes
ANDREA BARNES

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RICHARD D. BARNES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2002.

Debra Lundy
Notary Public
Printed name: Debra Lundy

My commission expires: 8-11-2005
(NOTARY SEAL)

DEBRA LUNDY
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
AUGUST 11, 2005

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ANDREA BARNES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April, 2002.

Notary Public

My commission expires:_____
(NOTARY SEAL)
DAVID W. BOLYARD
NOTARY PUBLIC, TENNESSEE, STATE AT LARGE
MY COMMISSION EXPIRES MAY 30, 2004

Printed name:_____
DAVID W. BOLYARD
NOTARY PUBLIC, TENNESSEE, STATE AT LARGE
MY COMMISSION EXPIRES MAY 30, 2004

PROPERTY OWNER:
PRUDENTIAL RESIDENTIAL SERVICES
200 SUMMIT LAKE DRIVE
VAHALLA, NY 10595

PARCEL # 083-02-0 258.00

RESPONSIBLE TAXPAYER:
PRUDENTIAL RESIDENTIAL SERVICES
200 SUMMIT LAKE DRIVE
VAHALLA, NY 10595

I, or We, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, whichever is greater, is $ 109,000.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Mandy Baird
Affiant

State Tennessee County Williamson

Subscribed and sworn to before this 28th day of May, 200

Katherine W Buford
Notary Public

KATHERINE W. BUFORD
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

My Commission Expires:
11-26-05

EXHIBIT "A"

BEING PARTS OF LOTS NUMBER 1 AND 2 ON THE UNRECORDED PLAT OF A RESUBDIVISION LOTS NUMBER 16 AND 17 ON THE ORIGINAL PLAN OF BROWNSVILLE, BEING OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SCOTT AVENUE AT A POINT 415 FEET NORTH OF THE NORTHERLY MARGIN OF GREENWOOD AVENUE; THENCE WEST 115 FEET TO A POINT; THENCE NORTH 55 FEET TO A POINT; THENCE EAST 155 FEET TO THE WESTERLY MARGIN OF SCOTT AVENUE; THENCE WITH THE SAME SOUTH 55 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANDREA F. WILLIAMS, UNMARRIED, BY DEED FROM RUBY BORDEN, UNMARRIED, OF RECORD IN INSTRUMENT NO. 200002020010678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *

SIGNED FOR IDENTIFICATION:

Richard D. Barnes
RICHARD D. BARNES

Andrea Barnes
ANDREA BARNES

*BEING FURTHER CONVEYED TO RICHARD D. BARNES AND WIFE, ANDREA BARNES BY QUITCLAIM DEED FROM ANDREA F. WILLIAMS, NOW KNOWN AS ANDREA BARNES, OF RECORD IN INSTRUMENT NO. 20020530-0065472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.