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

Davidson County DEEDWARR
Recvd: 06/25/02 09:42 2pgs
Fees:13.00 Taxes:749.25
20020625-0075964

WARRANTY DEED

THIS INDENTURE, made this 23 day of May, 2002 between **THOMAS B. BALLANCE AND WIFE, LAURA L. BALLANCE** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE FINAL PLAT OF ALLENS GREEN, SECTION 1, OF RECORD IN PLAT BOOK 7900, PAGE 632, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. BALLANCE AND WIFE, LAURA L. BALLANCE, BY WARRANTY DEED OF RECORD IN BOOK 9501, PAGE 589 OF THE 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

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.

Thomas B. Ballance
THOMAS B BALLANCE

Laura L. Ballance
LAURA L. BALLANCE

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **THOMAS B. BALLANCE**, 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 23rd day of MAY, 2002.

My commission expires: 4-30-03
(NOTARY SEAL)

Notary Public
Printed name: Michael S. Metti

MICHAEL S. METTI
COMM. #1217695
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires April 30, 2003

BCT 6 BCT 6

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LAURA L. BALLANCE**, 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 28th day of May, 2002.

Notary Public

My commission expires: March 27, 2004
(NOTARY SEAL)

Printed name: Glenda F Baker

GLENDA S. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

PARCEL # 155-3-D-58.00

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 $ 202,500, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Ester Baldwin
Affiant

LAURA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

State TENNESSEE County DAVIDSON

Subscribed and sworn to before this 23rd day of May, 2002.

Notary Public

My Commission Expires:

RECORD & RETURN TO:
SOUTHERN TITLE SERVICES, LLC
THREE MARYLAND FARMS, SUITE 150
BRENTWOOD, TN 37027