Davidson County DEEDWARR
Recvd: 07/29/02 11:33 3pgs
Fees:18.00 Taxes:588.30
20020729-0090485

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2002 between **MARIA R. SMITH** 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

BEING THE SAME PROPERTY CONVEYED TO MARIA R. SMITH, UNMARRIED, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200005150048838, SAID REGISTER'S OFFICE.

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.

MARIA R. SMITH

STATE OF WA
COUNTY OF KING

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARIA R. SMITH**, 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 23 day of July, 2002

Notary Public
Printed name: CARRI B. REDDY

My commission expires: JUNE 12, 2004
(NOTARY SEAL)

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

PARCEL # 135 06 0 A 007.00 CO

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 $ 159,000.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Tracey Perry
Affiant

State Tennessee County Davidson

Subscribed and sworn to before this 26th day of July, 2002.

Notary Public

R. WAYNICK
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.
My Commission Expires September 13, 2003

My Commission Expires:

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF RESUBDIVISION OF LOT 1, FORGE RIDGE, OF RECORD IN PLAT BOOK 9700, PAGES 295 AND 296, AS CORRECTED IN BOOK 10316, PAGE 880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SIGNED FOR IDENTIFICATION:

MARIA R. SMITH

Being the same property conveyed to Deok Hwan Chang and ~~wife~~, Seung Hee Chang by deed from Prudential Residential Services, limited ~~partnership, a Delaware~~ limited partnership, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.