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Realty 42 A

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

WARRANTY DEED

THIS INDENTURE, made this 13th day of August, 2002 between **EDWARD E. BASS AND WIFE, JOAN A. BASS** 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 EDWARD E. BASS AND WIFE, JOAN A. BASS BY WARRANTY DEED FROM DANIEL F. CATIGNANI AND WIFE, ANGELA C. CATIGNANI, OF RECORD IN BOOK 9172, PAGE 87, 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.

EDWARD E. BASS

Joan A. Bass
JOAN A. BASS

Davidson County DEEDWARR
Recvd: 09/05/02 15:35 3pgs
Fees:18.00 Taxes:1091.50
20020905-0107827

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **EDWARD E. BASS**, 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 13th day of August, 2002

Notary Public
Printed name: Donald G Fraser

My commission expires: 2/28/06
(NOTARY SEAL)

DONALD G. FRASER
Notary Public, State of New York
No. 02FR4829687
Qualified in Kings County
Commission Expires February 28, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOAN A. BASS**, 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 9 day of August, 2002.

Clara C. Lee
Notary Public
Printed name: Clara C. Lee

My commission expires: Sept 24, 2005
(NOTARY SEAL)

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

PARCEL # 117-07-0 034.00

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 $ 295,000.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

State Tennessee County Davidson

Subscribed and sworn to before this 30th day of August, 2002.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

EXHIBIT "A"

THE LAND REFERRED TO ~~IN THIS COMMITMENT~~ IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 25 FEET OF LOT NO. 28 AND THE EASTERLY 88 FEET OF LOT NO. 29 OF BLOCK "A" ON THE FINAL PLAT OF WALTER STOKES HOME PLACE, AS OF RECORD IN BOOK 974, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 28 AND 29 FRONT TOGETHER 113 FEET ON THE SOUTHERLY SIDE OF LOMBARDY AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 170 FEET TO A DEAD LINE.

SIGNED FOR IDENTIFICATION:

EDWARD E. BASS

JOAN A. BASS