Davidson County DEEDWARR
Recvd: 10/03/02 12:13 2pgs
Fees:13.00 Taxes:725.20

20021003-0120723

WARRANTY DEED

THIS INDENTURE, made and entered into on this 25th day of September, 20 02 by and between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, a Delaware Limited Partnership, acting by its General Partner, PRUDENTIAL HOMES CORPORATION** party of the first part and

BRANDON S. THOMAS AND, WIFE, SHERYL THOMAS

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part of the following described real estate, situated and being in the County of **DAVIDSON**, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF FINAL PLAT , BARTON VALE, OF RECORD IN BOOK 7900, PAGE 639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. SCHROEDER AND WIFE, CHRISTINE R. SCHROEDER BY WARRANTY DEED OF RECORD IN BOOK 10754, PAGE 810, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same; that the same is unencumbered, except as set forth above and except for 2002 **DAVIDSON** County real estate taxes not yet due and payable which party of the second part assumes and agrees to pay and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PRUDENTIAL HOMES CORPORATION, its General Partner

BY: _____

NAME: Gail Veliz

TITLE: Asst. Secretary

STATE OF Texas COUNTY OF Bexar

Before me, Julie Rangel of the state and county aforementioned, personally appeared Gail Veliz, 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 make and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of September, 2002

_____
Notary Public

My Commission Expires: 2-25-06 Printed Name Julie Rangel

JULIE RANGEL
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp. 02-25-2006

(FOR RECORDING DATA ONLY)

Property Address:
5405 BARTON VALE DRIVE, NASHVILLE,
TENNESSEE 37211

Mail Tax Bill to:

First Tennessee Home Loans
4000 Horizon Way
Irving, TX 75063

(Person or Agency responsible for payment of taxes)

This instrument prepared by:
Beadles, Newman and Lawler
3500 Hulen Street
Fort Worth, Texas 76107

TG # 161-4C-20

Return to:

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

I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 196,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Carol T. Baker
Print Name and Title

Subscribed and sworn to before me this 6th day of September 2001

Notary Public

My Commission Expires:

Parcel Number:

Property Owner: