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

Davidson County DEEDWARR
Recvd: 02/05/03 10:45 3pgs
Fees:18.00 Taxes:2516.00
20030205-0015811

# WARRANTY DEED

THIS INDENTURE, made this 7 day of January, 2003 between **PETER A. SIGAL AND WIFE, MARY C. SIGAL** 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

2003 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.

PETER A. SIGAL

MARY C. SIGAL

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PETER A. SIGAL**, 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 7th day of January, 2003.

Notary Public
Printed name: Dione L. Martin

My commission expires January 10, 2005
(NOTARY SEAL)

DIONE L. MARTIN
MY COMMISSION EXPIRES
JANUARY 10, 2005

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARY C. SIGAL**, 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 11th day of January, 2003.

Notary Public
Printed name: Dione L Martin

My commission expires: January 10, 2005
(NOTARY SEAL)

DIONE L. MARTIN
MY COMMISSION EXPIRES
JANUARY 10, 2005

**PROPERTY OWNER:** PARCEL # MAP 117.6 PARCEL 113.00
PRUDENTIAL RESIDENTIAL SERVICES
200 SUMMIT LAKE DRIVE
VAHALLA, NY 10595

**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 $680,000.00, 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 31st day of January, 2003.

Notary Public

My Commission Expires:
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005
ROBERT JOHN NOTESTINE

NOTARY PUBLIC AT LARGE

**EXHIBIT "A"**

Land in Davidson County, Tennessee being part of the original Lot No. 2 on the Map of Samuel Watkin's Plan of Lots, of record in Book 57, page 16, Register's Office for Davidson County, Tennessee, and being known as the east 110 feet of Lot No. 20 and the west 15 feet of the north part of Lot No. 39, Hillsboro Heights, not of record and described according to a copy of a survey thereof, made in May, 1919, by W.B. Southgate, Surveyor, and survey dated April 25, 1997 by the Edge Group Surveying, Inc., Ernest Medlin, RLS #283, P.O. Box 3447, Brentwood, Tennessee 37024, as follows:

Beginning on the southerly margin of Hampton Avenue, 790 feet east of the center of line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, easterly 125 feet; thence southerly 340 feet; thence westerly 125 feet; thence northerly 340 feet to the point of beginning.

BEING the same property conveyed to **Peter A. Sigal and wife, Mary C. Sigal** by Deed from **Don L. Gaines and wife, Alice B. Gaines** of record in Instrument No. 20000824-0083739, Register's Office for Davidson County, Tennessee.

SIGNED FOR IDENTIFICATION:

Peter A. Sigal

PETER A. SIGAL

Mary C. Sigal

MARY C. SIGAL