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

Davidson County DEEDWARR
Recvd: 02/05/03 10:46 3pgs
Fees:18.00 Taxes:2516.00
20030205-0015812

WARRANTY DEED

THIS INDENTURE, made this 29th day of January, 2003 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and Peter S. and Holly B. Magargee

of Davidson County, Tennessee, 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 GRANTORS BY WARRANTY DEED OF RECORD IN RECORD BOOK _____, PAGE _____ OF THE REGISTER'S OFFICE OF 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

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.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

By: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

By: Teresa K Chalmers

Name: Teresa K Chalmers

Title: Asst Sec

STATE OF TEXAS
COUNTY OF BEXAR

Before me, B.L. JOHNSON of the state and county aforementioned, personally appeared TERESA K. CHALMERS, 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 maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2003

B. L. Johnson
Notary Public, State of Texas
My Commission Expires
APRIL 27, 2005

Notary Public
Printed Name B.L. JOHNSON

My commission expires _____

PROPERTY OWNER:
Peter & Holly Magargee
2109 Hampton Ave
Nashville, TN

RESPONSIBLE TAXPAYER:
Suntrust Mortgage, Inc
201 Fourth Ave N/7th Floor
Nashville, TN 37219

CLT# MAP 117.6 PARCEL 113.00

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $680,000.00

_____(AFFIANT)

Subscribed and sworn to before me, this 31st day of January, 2003

Notary Public
Printed Name Robert John Notestine

My commission expires _____

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

STATE OF _____, _____ COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____

_____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
Printed Name _____

My commission expires _____

FNTiC#: 0212145

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 Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership of Westchester County, New York, by Warranty Deed from Peter Sigal and wife, Mary Sigel, of record in Instrument No. 20030205-0015811, said Register's Office for Davidson County, Tennessee.

SIGNED FOR IDENTIFICATION:

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PRUDENTIAL HOMES CORPORATION,
ITS GENERAL PARTNER

BY: Teresa K Chalmers

NAME: Teresa K Chalmers

TITLE: Asst Sec't