THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

Davidson County DEEDWARR
Recvd: 02/14/03 09:39 2pgs
Fees:13.00 Taxes:786.25
20030214-0020158

WARRANTY DEED

THIS INDENTURE, made this 14th day of January, 2003 between **CHRISTINE A. LECKRONE** 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:

BEING LOT 9, BLOCK "K", ON THE MAP OF CHEROKEE PARK, SEC. 3, AS OF RECORD IN PLAT BOOK 843, PAGE 2-3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE A. LECKRONE BY DEED FROM FRANCES G. LASHLEE, OF RECORD IN INSTRUMENT NO. 200008020076467, 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

20___ 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.

Christine A. Leckrone
CHRISTINE A. LECKRONE

STATE OF Ohio
COUNTY OF Ross

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHRISTINE A. LECKRONE**, 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 14th day of January, 2003.

Virginia M. Tanner
Notary Public
Printed name: Virginia M. Tanner

My commission expires: 9-2-2007
(NOTARIAL SEAL)

VIRGINIA M. TANNER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 2, 2007

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

PARCEL # MAP 103-08 PARCEL 201

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 $ 212,500.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

State TN County Williamson

Subscribed and sworn to before this 30th day of January, 2003.

Notary Public

My Commission Expires: 1/25/06

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.