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

RECORD AND RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, SUITE A
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE, made this 17th day of March, 2003 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and Bao T. Nguyen

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 INSTRUMENT NO. ~~#~~ *20030403-0044334, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORDS.

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 Sect

Davidson County DEEDWARR
Recvd: 04/03/03 15:39 3pgs
Fees:18.00 Taxes:888.00

20030403-0044335

STATE OF TEXAS
COUNTY OF BEXAR

Before me, Constance G. Heihn 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 17th day of March, 2003.

Constance G. Heihn
Notary Public
Printed Name Constance G. Heihn

My commission expires 10-15-2006

CONSTANCE G. HEIHN
Notary Public, State of Texas
My Commission Expires
10-15-2006

PROPERTY OWNER:
Bao T. Nguyen
1201 Wexford Downs Lane
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Coldwell Banker Mortgage
3000 Leadenhall Road
Mt. Laurel, NJ 08054

CLT# 172-14A-5400

STATE OF TENNESSEE, WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $240,000.00.

Ester Baldwin (AFFIANT)

Subscribed and sworn to before me, this 20th day of March, 2003

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public
Printed Name Carol T. Baker

My commission expires 6-7-2005

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 _____

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.1 ON THE PLAN OF SECTION TWO, WEXFORD DOWNS OF RECORD IN BOOK 9700, PAGES 593 AND 594, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.