Realty
484

This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/27/03 09:42 2pgs
Fees:13.00 Taxes:549.45

20030527-0071094

ADDRESS NEW OWNER:

THOMAS G. FITZPATRICK
JANET CLAIRE FITZPATRICK
312 CLARK HILL CROSSING
ANTIOCH, TN 37013

SEND TAX BILL TO:

AMSOUTH BANK
2050 PARKWAY OFC CIRCLE
BIRMINGHAM, AL 35244

MAP-PARCEL
Map 164-13
Parcel 74

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PRUDENTIAL RELOCATION, INC. fka Citicapital Relocation, Inc., the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Thomas G. Fitzpatrick and wife, Janet Claire Fitzpatrick (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 248 of Asheford Crossing Subdivision of record in Plat Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate and legal description.
>
> Being the same property conveyed to Prudential Relocation, Inc. fka CitiCapital Relocation, Inc. by deed from Tena Marie Gagnon in instrument no. 20030527-0071093, Register's Office for said County.
>
> This conveyance is subject to any and all easements and restrictions of record.

This is improved property known as 312 Clark Hill Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all

encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 11th day of March, 2003.

PRUDENTIAL RELOCATION, INC. fka CitiCapital Relocation, Inc.

By: Cathy A. Brown

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public of said county and state, Cathy A Brown with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Asst-Sect. of Prudential Relocation, Inc., fka CitiCapital Relocation, Inc., 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 11 day of March, 2003.

Rebecca A Ramos
Notary Public

My Commission Expires: 4-25-2006

REBECCA A. RAMOS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-25-2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 148,500.00.

Affiant

Subscribed and sworn to before me this 8th day of May, 2003.

Notary Public

My Commission Expires: 5-30-04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004