RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 07/03/03 13:47 3pgs
Fees:18.00 Taxes:222.00
20030703-0092566

# WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2003 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and D. Eric Woodruff

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.

#20030703-0092565

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.

**PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**

**By: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER**

By: Julia Rangel
Name: Julia Rangel
Title: Asst Sect

STATE OF TEXAS
COUNTY OF BEXAR

Before me, REBECCA A Ramos of the state and county aforementioned, personally appeared JULIA RANGEL, 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 27 day of June, 2003.

Rebecca A Ramos
Notary Public
Printed Name 4-25-2006

My commission expires 4-25-2006

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

PROPERTY OWNER:
D. Eric Woodruff
2020 Beech Ave., A-13
Nashville, TN 37204

RESPONSIBLE TAXPAYER:

CLT# MAP 105-10-0-A PARCEL 114

STATE OF Tennessee, DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 60,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 1ST day of July, 2003

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Notary Public
Printed Name John Gregory Hardeman

My commission expires

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#: 0305482

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-13 OF THE BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, ERECTED UNDER TITLE 56, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR BEECHTREE CONDOMINIUMS, OF RECORD IN BOOK 11174, PAGE 284, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 11174, PAGE 328, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF BEECHTREE CONDOMINIUMS, AS SHOWN ON EXHIBIT MAP TO THE MASTER DEED, OF RECORD IN BOOK 11174, PAGE 284, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

PROPERTY TAX IDENTIFICATION NO.: MAP 105-10-0-A PARCEL 114

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