Davidson County DEEDWARR
Recvd: 09/03/03 09:49 3pgs
Fees:18.00 Taxes:510.60
20030903-0127377

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE, made this 12th day of May, 2002 between **WILLIAM D. THOMAS AND WIFE, DEIDRE M. THOMAS** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. THOMAS AND WIFE, DEIDRE M. THOMAS, BY DEED FROM B. DELTON RICHARDSON AND WIFE, DALE H. RICHARDSON, OF RECORD IN BOOK 9271, PAGE 377, SAID REGISTER'S OFFICE.

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 03 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.

William D. Thomas
WILLIAM D. THOMAS

Deidre M. Thomas
DEIDRE M. THOMAS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **WILLIAM D. THOMAS**, 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 12th day of May, 2003.

Stacy L. Holcomb
Notary Public
Printed name: Stacy L. Holcomb

My commission expires: May 28, 2006
(NOTARY SEAL)



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DEIDRE M. THOMAS**, 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 12th day of May, 2003.

Stacy L. Holcomb
Notary Public

My commission expires: May 28, 2006
Printed name: Stacy L. Holcomb
(NOTARY SEAL)

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

PARCEL # MAP 53-05, PARCEL 30

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 $138,000, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

State Texas County Bexar

Subscribed and sworn to before this 14th day of August, 2003.

N. Ramirez
Notary Public

My Commission Expires:
1/17/2007

N. RAMIREZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-17-2007

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122 ON THE PLAN OF SECTION 3, SEQUOIA VALLEY, OF RECORD IN BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

ASSESSOR'S PARCEL NUMBER: MAP 53-05, PARCEL 30.

SIGNED FOR IDENTIFICATION:

William D. Thomas

WILLIAM D. THOMAS

Deidre M Thomas

DEIDRE M. THOMAS