BOX 50-B

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

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

WARRANTY DEED

THIS INDENTURE, made this 20th day of August 2003 between **EDWARD V. PETERSON AND WIFE, CALVERT S. PETERSON** 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

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.

Edward V. Peterson
EDWARD V. PETERSON

Calvert S. Peterson
CALVERT S. PETERSON

Davidson County DEEDWARR
Recvd: 09/12/03 13:59 3pgs
Fees:18.00 Taxes:1046.73
20030912-0134440

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **EDWARD V. PETERSON**, 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 20th day of August, 2003

Pamela P. Tate
Notary Public
Printed name: PAMELA P. TATE

My commission expires: 11/29/03

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CALVERT S. PETERSON**, 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 20th day of August, 2003.

Pamela P. Tate
Notary Public
Printed name: PAMELA P. TATE

My commission expires 11/29/03
(NOTARY SEAL)

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

PARCEL # 141-15-D-176

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 $282,900.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Caroline Chappell
Affiant

State of TN County of Williamson

Subscribed and sworn to before this 25th day of August, 200__.

Janice H. Collins
Notary Public

My Commission Expires:
1/28/06

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

EXHIBIT "A"

Lot 176, Phase III-D, Sheffield on the Harpeth as recorded in Book 7900, page 710, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

Being the same property conveyed to Edward V. Peterson and Calvert S. Peterson, husband and wife, by deed from Phillips Builders, Inc. of record in Book 9789, page 237, said Register's Office.

SIGNED FOR IDENTIFICATION:

EDWARD V. PETERSON

CALVERT S. PETERSON

