Davidson County DEEDWARR
Recvd: 02/06/04 13:51 2pgs
Fees:13.00 Taxes:510.60

20040206-0014857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22 January, 2004.

Notary Public

My Commission Expires: JAYGI SADIO NOTARY PUBLIC STATE OF MARYLAND My Commission Expires October 26, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eduardo Marquina Hernandez and Adriana Y. De Leon
5377 Village Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
CTX Mortgage Co.
801 - 94th Avenue, North
St. Petersbrug, FL 33702

MAP-PARCEL NUMBERS:
161-10-0-A-072.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., a Colorado corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Eduardo Marquina Hernandez and wife, Adriana Y. De Leon** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot. No. 91 on the Plan of Phase One of Village of Brentwood, of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.

Said Lot. No. 91 fronts 65.00 feet on the southerly margin of Village Way and extends back 100.00 feet on the easterly line and 112.2 feet on the westerly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Warranty Deed from Kirk H. Brandon, married, of record in Instrument No. 20040206 0014850, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

2 The Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 6143, Page 11; Book 8507, Page 831, and at Instrument No. 2000 060600 56066, Register's Office for Davidson County, Tennessee.

4. HOA Charter of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

5. Conveyance of Common Area of record in Book 7397, Page 382; Book 7397, Page 384; Book 9718, Page 624; Book 9728, Page 489, Register's Office for Davidson County, Tennessee.

6. Any and all visible easements lying on or across the property.

7. Rights or claims of parties in possession not shown by the public records.

8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5377 Village Way, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of January, 2004.

Prudential Relocation, Inc., a Colorado corporation

By: _____

Its: Asst Secretary

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle Falconi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2004.

_____
Notary Public

My Commission Expires: _____

JAYCI SADIO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 26, 2004

NOTARY PUBLIC PRINCE GEORGES CO. MD