40-A

Davidson County DEEDWARR
Recvd: 03/31/04 15:53 2pgs
Fees:13.00 Taxes:9250.00

20040331-0036533

THIS INSTRUMENT PREPARED BY:

Sidwell Title Agency LTD, LP
121 First Avenue South, Ste. 200
Franklin, TN 37064

WARRANTY DEED

THIS INDENTURE, made this 31st day of March, 2004, _____ between **DONALD S. SHAFFER AND WIFE, LESLIE S. SHAFFER** 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:

LOCATED IN DAVIDSON COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

LOT 5, ON THE PLAN OF JACKSON ESTATES, AS SHOWN IN PLAT BOOK 6900, PAGE 107, REGISTER'S OFFICE OF DAVIDSON, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DONALD S. SHAFFER AND WIFE, LESLIE S. SHAFFER, BY DEED OF RECORD IN INSTRUMENT NUMBER 20010802 - 0081921, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL 116-15-0-22

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.

DONALD S. SHAFFER

LESLIE S. SHAFFER



STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DONALD S. SHAFFER**, 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 26 day of Aug., 2003.

Notary Public
Printed name: Jan-Michael van Breda Kolff

My commission expires: 3/25/06
(NOTARY SEAL)

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LESLIE S. SHAFFER**, 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 26 day of Aug., 2003.

Notary Public
Printed name: Jan Michael Van Breda Kolff

My commission expires:
(NOTARY SEAL)

JAN MICHAEL VAN BREDA KOLFF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES MARCH 25, 2006

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

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 $ 2,500,000.00, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

State TENNESSEE County WILLIAMSON

Subscribed and sworn to before this 31st day of March, 2004.

Notary Public

My Commission Expires:
05-30-07

DIANE CHANCE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
AT LARGE

Record & Return to:
Prudential Relocation Services
Property No. 1483012
16260 North 71st Street
Scottsdale, AZ 85254