RETURN TO: #29360
First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027
THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

Davidson County DEEDWARR
Recvd: 05/19/04 11:01 3pgs
Fees:18.00 Taxes:614.20
20040519-0058794

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2004, _____ between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and

Frank V. Schriner, III
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 INSTRUMENT NUMBER 20040519-0058793 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MAP 104-02-0, GROUP H, PARCEL 007.00

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

2004 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: David M. Poteete
Name: David M. Poteete
Title: Asst. Sec.

STATE OF TEXAS
COUNTY OF BEXAR

Before me, N. Ramirez of the state and county aforementioned, personally appeared David M. Foreste, 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 13th day of May, 2004.

N Ramirez
Notary Public
Printed Name N. Ramirez

My commission expires 1-17-2007

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

PROPERTY OWNER:
~~Frank V. Schriner~~
~~134 Acklen Park Drive~~
~~Nashville, TN 37203~~

RESPONSIBLE TAXPAYER:
~~AmSouth Bank~~
~~2050 Parkway Office Circle~~
~~Birmingham, AL 35244~~

CLT# _____

STATE OF TENNESSEE, WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $~~166,000.00~~.

_____ (AFFIANT)

Subscribed and sworn to before me, this 17th day of May, 2004

_____
Notary Public
Printed Name _____

My commission expires _____

CAROLE ANNE LEE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMM. EXP. 11/26/05

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 _____

Exhibit A

Land in Davidson County, Tennessee, being Unit 7 on the Plan of West Park Place, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennesse code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7120, Page 792, and amended in Book 7276, Page 824, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurenant to said Unit as set forth on the Master Deed. Reference is hereby made to the plat of West Park Place Condominiums, as of record in Book 6900, Page 202, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Shannon Rose Daily, unmarried by Warranty Deed from Timothy E. Peck and wife, Robin Peck, of record in Instrument No. 20020531-0066194, Register's Office for Davidson County, Tennessee.