THIS INSTRUMENT PREPARED BY:

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203
BOX 50

# WARRANTY DEED

THIS INDENTURE, made this 26 day of May, 2004 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and

Nancy K. Garrett

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF CLUSTER LOT DEVELOPMENT, CHRISTIANSTED VALLEY, PHASE 1, REVISION 1, AS OF RECORD IN INSTRUMENT NO. 2000215-0015149 AND INSTRUMENT NO. 20000215-0015150 AND REVISED IN INSTRUMENT NO. 20010209-0012852, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
Being the same property conveyed to Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership by instrument of record in Instrument # 20040611-0069351, Register's Office for Davidson County, Tennessee
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__ 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: Becky Farrell

Name: Becky Farrell

Title: ASST Sec

Davidson County DEEDWARR
Recvd: 06/11/04 10:29 2pgs
Fees:13.00 Taxes:1039.70

20040611-0069352

STATE OF TEXAS
COUNTY OF BEXAR

Before me, N. Ramirez of the state and county aforementioned, personally appeared Becky Terrell, 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 26th 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:
Nancy K. Garrett
6201 Palomar Ct
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Realty Mortgage Corporation
7000 Executive Center Drive #200
Brentwood, Tn 37027
Map 172-10-0-B Parcel 78.00co
CLT# 172-10-0-B PARCEL 78.00

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 281,000.00.

Stephen Atty (AFFIANT)

Subscribed and sworn to before me, this 26 day of May, 2004

Notary Public
Printed Name

My commission expires 1-26-07

JAMES A. WEICHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____