Return To: R-1624

THIS INSTRUMENT PREPARED BY:

Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 06/25/04 13:10 3pgs
Fees:18.00 Taxes:436.23
20040625-0075703

# WARRANTY DEED

THIS INDENTURE, made this 15th day of June, 2004 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and

Jackie L. Walton, *a single man*
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

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: Monica Lees
Name: Monica Lees
Title: Assistant Secretary

STATE OF TEXAS
COUNTY OF BEXAR

Before me, Jason Zimmerman of the state and county aforementioned, personally appeared Monica Leos, 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 16 day of April, 2004.

Jason Z
Notary Public
Printed Name Jason Zimmerman

My commission expires 08-04-07

JASON ZIMMERMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-04-2007

PROPERTY OWNER:
~~Ronald Jones~~ Jackie Walton
3020 Delta Queen Drive
Nashville, TN 37214
Map 62-02-0A Parcel 126.00co
RESPONSIBLE TAXPAYER:
Accredited Homes Lenders, Inc
5500 Interstate North Pky. #300
Atlanta, GA 30328

CLT# 62-02-0A PARCEL 126.00CO

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 117,900.00.

Theresa W. Weems (AFFIANT)

Subscribed and sworn to before me, this 15th day of June, 2004

Heather Lee
Notary Public
Printed Name Heather Lee

My commission expires 6-18-05

HEATHER LEE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. 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 _____

FNTIC#: 368291

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of River Trace Estates, PH I, Section II, as of record in Book 6900, page 158-159, 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 GRANTORS BY WARRANTY DEED OF RECORD IN RECORD BOOK X, PAGE ____ OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

SIGNED FOR IDENTIFICATION:

**PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**

BY: PRUDENTIAL HOMES CORPORATION,
ITS GENERAL PARTNER

BY: Monica Leos

NAME: Monica Leos

TITLE: Assistant Secretary

* 20040625-0075702