Davidson County DEEDWARR
Recvd: 07/21/04 15:48 2pgs
Fees:13.00 Taxes:481.00
20040721-0087557

THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2004, between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and

James E. Brake, unmarried
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. 15 ON THE PLAN OF FIRST REVISION, VILLAGES OF LARCHWOOD, PHASE II, SECTION II, AS OF RECORD IN BOOK 9700, PAGE 530 AND BOOK 9700, PAGE 627, 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 GRANTOR(S) BY WARRANTY DEED OF RECORD IN RECORD BOOK XXXXXXXXX PAGE XXXXXX** IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. **Instrument No. 20040517-0057702

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, Tanya R Murrell of the state and county aforementioned, personally appeared David M Potuto, 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 7th day of July, 2004.

Tanya R Murrell
Notary Public
Printed Name Tanya R Murrell

My commission expires 8-22-07

TANYA R. MURRELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-22-2007

PROPERTY OWNER:
James E. Brake
212 Fitzpatrick Place
Nashville, TN 37214

RESPONSIBLE TAXPAYER:
Wells Fargo Home Bank
4456 Corporation Lane
Virginia Beach, VA 23462

CLT# MAP 108-04-0-A PARCEL 70.00CO

STATE OF TENNESSEE, WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 130,000.00.

x James E Brake (AFFIANT)

Subscribed and sworn to before me, this 16th day of July, 2004, _____

Notary Public
Printed Name _____

My commission expires 11/2/05

K. THOMAS GIDDENS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

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 _____