*This instrument prepared by:*
*Fidelity Residential Solutions*
*10010 San Pedro, Suite 800*
*San Antonio, TX 78216*
*407597 914085*
*Leanne Pukalo*

Davidson County DEEDWARR
Recvd: 08/10/04 09:54 3pgs
Fees:18.00 Taxes:728.90

20040810-0096325

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) Harry & Cindy Leake | (NAME) new Owner | 030-00-0-120.00 |
| (STREET ADDRESS OR ROUTE NUMBER) 5354 Simpkins Road | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) Whites Creek TN 37189 | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Prudential Relocation, Inc., FKA CitiCapital Relocation, Inc. a Corporation organized and exisiting under the laws of the State of Colorado have this day bargained and sold, and do hereby transfer and convey unto the said* Harvy Leake and wife, Cindy Leake

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

*See Attached "Exhibit A".*

***STATE OF*** TENNESSEE
***COUNTY OF*** WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is $* 197,000.00

*Affiant* Cheryl Motil

*Subscribed and sworn to before me this the* 5th *day of* August, 2004

*Notary Public* Lynda L King

*My commission expires:* 5-21-07 *(Affix Seal)*

LYNDA L KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN

*This is unimproved ( ), known as 5354 Simpkins Road, Whites Creek, TN 37189*
*improved ( )*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hand this* 5th *day of* August, 2004, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*Prudential Relocation, Inc., FKA CitiCapital Relocation, Inc.*

*By:* Becky Terrell

*Printed Name:* Becky Terrell

*Its:* Asst. Sec.

*(Corporate Seal)*

***STATE OF*** Texas
***COUNTY OF*** Bexar

*Before me,* Tanya R Murrell, *a Notary Public of the State and County aforesaid, personally appeared* Becky Terrell, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* ____*self to be* Asst Sec ____ *of the* Prudential Relocation, Inc., FKA CitiCapital Relocation, Inc., *a corporation, the within named bargainor, a corporation, and that* ____*he as such* ____ ____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ____*self as* ____ ____.

*Witness my hand and official seal, at office in* Franklin, TN, *this* 4th *day of* August, 2004.

Tanya R Murrell

*Notary Public*
*My Commission Expires:* 8-22-07

*(This area for official notarial seal)*

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

## *Exhibit "A"*

*Lying in the 14th, formerly the 24th Civil District of said County, described according to a copy of a survey by Charles DeWayne Caldwell, dated June 26, 1972, as follows:*
*Beginning at an iron pin in th northeasterly margin of Simpkins Road; thence with the margin of said Road, North 40 degrees 46 feet west 262 feet to a point; thence leaving said Road, North 48 degrees 43 feet 33 inches East 1,025.96 feet to a point; thence with leaning hickory; thence South 23 degrees 30 feet West 54 feet to the iron pin in Davis's line; thence South 47 degrees 48 feet West 782.62 feet to the point beginning, containing 5.36 acres, more or less.*

*Being the same property conveyed to Grantors by Warranty Deed from _____, of record book ___*, Page_____, Register's Office for Davidson County, Tennessee.*

*20040810-0096324