return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

Davidson County DEEDWARR
Recvd: 12/30/04 09:24 3 pgs
Fees:18.00 Taxes:932.40
20041230-0154490

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
424120 3346074
Beth Fernandez

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME) Mark Nichols	*(NAME)* Franklin American Mtg.	*180.04-0A-036.00-CO*
(STREET ADDRESS OR ROUTE NUMBER) 2013 Sherbroke Lane	*(STREET ADDRESS)* 501 Corporate Ctr DR #400	
(CITY) (STATE) (ZIP) Nashville, TN 37211	*(CITY) (STATE) (ZIP)* Franklin TN 37067	

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, that Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation, a corporation organized and existing under the laws of the State of New York have this day bargained and sold, and do hereby transfer and convey unto the said ~~Mark Nichols and wife, Rachel~~ Rachel Nichols *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Williamson *The actual consideration or value whichever is greater, for this transfer is $* 252,000.00

Affiant Pam Stalcup

Subscribed and sworn to before me this the 20 *day of* December, 2004.

Notary Public [signature]

My commission expires:

(Affix Seal)

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

This is unimproved ( ), known as 2013 Sherbrooke Lane, Nashville, TN 37211
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 16th *day of* December, 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 Residential Services, Limited Partnership, a Delaware Limited Partnership

By: Prudential Homes Corporation, its General Partner

Signature: Madeleine Loeffler

Printed Name: Madeleine Loeffler

Its: Assistant Secretary

(Corporate Seal)



STATE OF TEXAS
COUNTY OF BEXAR

Before me, Cheryl L. Heymann, *a Notary Public of the State and County aforesaid, personally appeared* Madeleine Loeffler, *Assistant Secretary of Prudential Homes Corporation, a New York corporation, General Partner of Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership 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. Secretary *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 Bexar, Texas, *this* 16 *day of* December, 2004.

Cheryl L. Heymann

Notary Public

My Commission Expires: 12-31-07

(This area for official notarial seal)

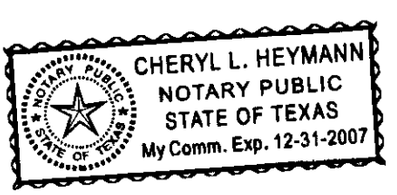


Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 160 as shown on the plat of Section One, Highland Creek, of record in Book 9700, Page 959, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Grantors by Warranty Deed of record in Record Book ___*, Page* _____ *in Register's Office for Davidson County, Tennessee*

* 20041230-0154489