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

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
426970 1631704
Sherry Green

Davidson County DEEDWARR
Recvd: 03/01/05 14:12 3 pg
Fees:18.00 Taxes:878.75
20050301-0022482

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		083-09-0-248.00
(NAME) Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation	(NAME) owner	
(STREET ADDRESS OR ROUTE NUMBER) 16260 North 71st Street Scottsdale, AZ 85254	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Michael R. Owens, a single man and Christopher Veltrie, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation_____

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 $* 237,500.00

Affiant

Subscribed and sworn to before me this the 22nd *day of* February, 2005.

Notary Public

My commission expires: 5/24/05
(Affix Seal)

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

This is unimproved ( ), known as 107 S. 12th Street, Nashville, TN 37206
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.

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 10th *day of* January, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael R. Owens

Michael R. Owens

Christopher Veltrie

Christopher Veltrie

STATE OF
COUNTY OF

Personally appeared before me, Francisco Huizar, *a Notary Public in and for said County and State, Michael R. Owens, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 10 *day of* January, 2005.

_____ *(This area for official notarial seal)*

Notary Public
My Commission Expires:

"OFFICIAL SEAL"
Francisco Javier Huizar
Notary Public, State of Illinois
Cook County
My Commission Expires May 21, 2008

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, Christopher Veltrie, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 10 *day of* January, 2005.

_____ *(This area for official notarial seal)*

Notary Public
My Commission Expires:

"OFFICIAL SEAL"
Francisco Javier Huizar
Notary Public, State of Illinois
Cook County
My Commission Expires May 21, 200

EXHIBIT A

Land in Davidson County, Tennessee being the northerly 64.0 feet of Lot No. 22 and 23 on the Plan of East Edgefield Addition to Nashville of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said northerly part of Lots Nos 22 and 23 front together 64.00 feet on the easterly side of 12th Street formerly Pine Street and runs back between parallel lines with the southerly margin of an alley 100.00 feet to the westerly line of Lot No. 24 in said Addition.

Being the same property conveyed to Christopher Veltrie and Michael R. Owens, tenants in common with rights of survivorship, by Quitclaim Deed from Christopher Veltrie of record at Instrument No. 20041110-0135716, Register's Office for Davidson County, Tennessee, dated January 15, 2003.