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 14:13 3 pg
Fees:18.00 Taxes:878.75
20050301-0022483

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sally Ann Blue & Suzanne R. Vance		083-09-0-248.00
(NAME)	(NAME)	
107 South 12th Street	new owner	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(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, 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 Sally Ann Blue and Suzanne R. Vance, tenants in common with rights of *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:* survivorship

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 22 *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 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 14th *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.*

Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership

By: Prudential Homes Corporation, its General Partner

Signature: _____

Printed Name: James W. Malcolm
ASST-SEC.

Its: _____

(Corporate Seal)

STATE OF TEXAS
COUNTY OF BEXAR

Before me, Sherry Lynn Green, *a Notary Public of the State and County aforesaid, personally appeared* James W. Malcolm, *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* _____ *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 County, Texas, *this* 14th *day of* January, 2005.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

SHERRY LYNN GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 21, 2005

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 Prudential Residential Services, Limited Partnership, a Delaware limited partnership by Warranty Deed from Michael R. Owens, a single man and Christohper Veltrie, an unmarried man of record in Instrument No. 20050301-0022482, Register's Office for Davidson County, Tennessee.