Box 186

Return to:
Advantage Title & Escrow
109 Kenner Ave.
Nashville TN 37205
#1711

Davidson County DEEDWARR
Recvd: 06/06/05 14:31 2 pgs
Fees:13.00 Taxes:329.30
20050606-0064362

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 2005.

Notary Public

My Commission Expires: 5/28/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melanie Diane French
414 Claircrest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-01-0-B-053.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., a Colorado corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Melanie Diane French, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 53 on the Plan of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, Page 410, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Warranty Deed from Kevin A. Famularo of record in Instrument No. 20050419-0043477, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6050, Page 410, corrected in Book 6050, Page 486. Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 414 Claircrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 27th day of May, 2005.

Prudential Relocation, Inc., a Colorado corporation

By: Allison DeWolfe

Its: Assistant Secretary

STATE OF District of Columbia
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison DeWolfe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2005.

Notary Public

My Commission Expires: Gregory A. Holdridge
Notary Public, District of Columbia
My Commission Expires 3-14-2009

GREGORY A. HOLDRIDGE NOTARY PUBLIC DISTRICT OF COLUMBIA