Davidson County DEEDWARR
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Fees:18.00 Taxes:932.40

20060425-0046999

This instrument prepared by:
Fidelity Residential Solutions
10535 San Pedro, Suite 800
San Antonio TX 78216
477261 952383
Leanne Pukalo

SPECIAL WARRANTY DEED

UNLESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Sarah C. Mertz	(NAME) Leader Mortgage LLC	Map1739AParcel 127
(STREET ADDRESS OR ROUTE NUMBER) 708 Adams Mill Court	(STREET ADDRESS) 214 Centerview Dr #100	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP) Brentwood TN 37027	

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. a Corporation organized and exisiting under the laws of the State of Colorado, with an office and principal place of business at 16260 North 71st Street, 2nd Floor Reception, Scottsdale AZ 85254, have this day bargained and sold, and do hereby transfer and convey unto the said Sarah C. Mertz and husband, Kent A. Mertz *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 $ 25,000.00

Affiant

Subscribed and sworn to before me this the 21st *day of* April 2006

Notary Public

My commission expires 1-23-2010
(Affix Seal)

JOANN B. SISEMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This is unimproved ( ), known as 708 Adams Mill Court, Nashville, TN 37211
improved X

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 13th *day of* April, 2006, *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.

By: Becky Terrell

Printed Name: Becky Terrell

Its: Asst Sec

(Corporate Seal)

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* her *self to be* Asst Sect *of the Prudential 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 _____, *this* 13th *day of* April, 2006.

Tanya R Murrell
Notary Public

(This area for official notarial seal)

My Commission Expires: 8.22.07

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

Exhibit "A"

Land in Davidson County Tennessee being lot no. 229 on the Plan of Lenox Village II Section One of record in Instrument No. 200301060001756 Registers Office for Davidson County Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Ragan and wife Trina Ragan by deed from Regent Homes LLC a Tennessee Limited Liability Company of record as Instrument No. 20040602-0064747 in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Prudential Relocation, Inc. by deed from Kevin Ragan and Trina Ragan, husband and wife, of record in Instrument No. 20060425-0046998, Register's Office for said County.