Account No. 074184450313765

Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

**This Instrument Prepared by:**
Eldon L. Youngblood
Akin, Gump, Strauss, Hauer & Feld, L.L.P.
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201

**Address New Owners ("Grantee")**
**AND Property Owner and Agency**
**Responsible for Payment of Taxes:**
VAN E. CHRISTIAN
112 MYATT DRIVE
MADISON, TENNESSEE 37115-3019

Davidson County DEEDWARR
Recvd: 09/05/01 14:01 3pgs
Fees:18.00 Taxes:82.33
20010905-0095992

Map and Parcel Numbers: MAP 43.11; PARCEL 137

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIFINANCIAL MORTGAGE COMPANY, INC. A/K/A CITIFINANCIAL MORTGAGE CORPORATION, INC., a corporation organized under the laws of the State of NEW YORK, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto VAN E. CHRISTIAN, an individual, herein, whether one or more, called "GRANTEE", all that certain real property situated in DAVIDSON County, TENNESSEE, and more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed by its Assistant Vice President and its Assistant Secretary, this 27th day of August, 2001.

CITIFINANCIAL MORTGAGE COMPANY, INC.

By _____
Judy Grogan, Assistant Vice President

ATTEST:

By: _____
Deborah Guffey, Assistant Secretary

**After Recording, Return to:**
Greater Nashville Title Co.
200 Madison Street
Madison, TN 37115

State of TENNESSEE

County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWENTY TWO THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO CENTS ($22,250.00).

_____
Judy Grogan, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 27th DAY OF AUGUST, 2001.

GARY MARTIN KOTHE
MY COMMISSION EXPIRES
September 8, 2002

_____
SWORN TO Notary Public, Gary Martin Kothe
My Commission expires: Sept 8. 2002

State of TEXAS

County of DALLAS

On this day personally appeared before me, the undersigned notary public in and for the county and state aforesaid, Judy Grogan and Robert Young, and acknowledged to me that they were the Assistant Vice President and Assistant Secretary of CITIFINANCIAL MORTGAGE COMPANY, INC., and that they, as such officers, and being so authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

GIVEN under my hand and notarial stamp this 27th day of August, 2001.

GARY MARTIN KOTHE
MY COMMISSION EXPIRES
September 8, 2002

_____
Gary Martin Kothe Notary Public

**EXHIBIT A**
**to**
**SPECIAL WARRANTY DEED**

**Property Description**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 10 ON THE PLAN OF ANDERSON ESTATES, SECTION 1, BEING A RESUBDIVISION OF TRACT 1 AND 13 IN BOOK 1130, PAGE 37, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSSEE.

SAID PART OF SAID LOT NO. 10 FRONTS 50 FT. ON THE WESTERLY SIDE OF MYATT, AS WIDENED, AND EXTENDS BACK BETWEEN PARALLEL LINES 139 75 FEET ON THE NORTHERLY LINE AND 140 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50 FEE THEREON.

BEING THE SAME PROPERTY CONVEYED TO CITIFINANCIAL MORTAGE CORPORATION, INC., BY SUBSTITUTE TRUSTEE'S DEED FROM CLIFFORD D. PIERCE, JR., SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20010802-0082231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This improved property also known as: 112 MYATT DRIVE, MADISON, TENNESSEE 37115-3019.