Davidson County DEEDWARR
Recvd: 01/31/02 14:32 4pgs
Fees:23.00 Taxes:135.05

20020131-0013858

Account No. 4225862

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

BOX 45

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
GARY K. PICKENS
3235 Pugh Road
HERMITAGE, TENNESSEE 37076

Map and Parcel Numbers: MAP 98-5; PARCEL 176

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIFINANCIAL MORTGAGE COMPANY, 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 GARY K. PICKENS, 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 2nd day of January, 2002.

CITIFINANCIAL MORTGAGE COMPANY, INC.

By _____
Tony Malone,
Assistant Vice President

ATTEST:

By: _____
Deborah Guffey,
Assistant Secretary

After Recording, Return to:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

State of TENNESSEE

County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THIRTY SIX THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS ($36,500.00).

_____
Tony Malone, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 2nd DAY OF January, 2002.

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

FILE BOX 45

County of DALLAS

On this day personally appeared before me, the undersigned notary public in and for the county and state aforesaid, Tony Malone and Deborah Guffey, 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 2nd day of January, 2002.

GARY MARTIN KOTHE
MY COMMISSION EXPIRES
September 8, 2002

Gary Martin Kothe, Notary Public

EXHIBIT A
to
SPECIAL WARRANTY DEED

FILE BOX 45

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17-B ZONE LOT DIVISION, LOT 17, HUNTERS POINT SUBDIVISION, OF RECORD IN BOOK 6200, PAGE 192,** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN OF REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CITIFINANCIAL MORTGAGE COMPANY, INC. BY SUCCESSOR TRUSTEE'S DEED FROM PHILIP M. KLEINSMITH, TRUSTEE OF RECORD IN INSTRUMENT NO. 20011129-0130514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This improved property also known as: 5224 DOVE TRAIL, HERMITAGE, TENNESSEE 37076.

**amending Plat Book 5200, page 736