Davidson County DEEDWARR
Recvd: 05/28/02 14:39 3pgs
Fees:18.00 Taxes:225.70

20020528-0064412

Account No. 4204083

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:
KHADEJEH FATHEDDIN AND MAHMOUD FATHEDDIN
~~3205 LAKEFORD DRIVE~~ 3029 Jenry Drive
NASHVILLE, TENNESSEE 37214

Map and Parcel Numbers:MAP 108 GROUP 08 PARCEL 227.00

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 KHADEJEH FATHEDDIN AND MAHMOUD FATHEDDIN, wife and husband herein, whether one or more, called "GRANTEE", all that certain real property situated in DAVIDSON County, TENNESSEE, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67-B ON THE ZONE LOT DIVISION ON LOTS 65, 66 AND 67, SECTION 3, EAST LAKE SUBDIVISION, AS OF RECORD IN BOOK 5200, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CITIFINANCIAL MORTGAGE COMPANY, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM CLIFFORD D. PIERCE, JR., SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT #20020418-0048640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID SUBSTITUTE TRUSTEE'S DEED CONVEYED WITH ONLY 1/2 INTEREST.

This improved property also known as: 3205 LAKEFORD DRIVE, NASHVILLE, TENNESSEE 37214.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto their 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. Subject to and excepting current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed by its Assistant Vice President and its Assistant Secretary, this 21st day of May, 2002.

CITIFINANCIAL MORTGAGE COMPANY, INC.

By _____
Adria Brennan,
Assistant Vice President

ATTEST:

By: _____
Deborah Guffey,
Assistant Secretary

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

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, Adria Brennan 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 21st day of May, 2002.

GARY MARTIN KOTHE
MY COMMISSION EXPIRES
September 8, 2002

_____
Gary Martin Kothe Notary Public

State of TENNESSEE

County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIXTY ONE THOUSAND DOLLARS AND NO CENTS ($61,000.00).

M. Ashe Bell
Kh. Fatheldin , Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24 DAY OF May, 2002.

ANGELA HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

SWORN TO Notary Public,
My Commission expires: 7/27/2002