PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 11/27/02 09:06 2pgs
Fees:13.00 Taxes:390.72

20021127-0146976

LIMITED

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of November **2002** between **Citibank, N.A** , GRANTOR, and **Brian T. Morris** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING Lot No. 3 on the plat of Pontotoc Subdivision as of record in Book 547, page 113, of the Register's Office for said County.
Said Lot No. 3 fronts 60 feet on the Southerly side of Greenwood Avenue, and runs back between parallel lines 161 feet to a dead line.

Being the same property conveyed to Citbank N.A by Trustee's Deed from Robert M. Wilson Jr. Successor Trustee filed for record on November 8, 2002 in Instrument # 200211080137952, Regsiter's Office for Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plan of Record in Plat Book 547, page 113; Misc. Easements and Intrusions Appointment of Successor-Trustee in Instrument No. 20020913-0111868; Easement for Fence in Book 7612, page 186; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

******** **But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. 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.** *********

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

BY CHASE MANHATTAN MORTGAGE CORP
AS ATTORNEY-IN-FACT

Citibank, N.A
Signature of Seller

JOE LANNING, VICE PRESIDENT

POWER OF ATTORNEY

STATE OF
COUNTY OF CALIFORNIA
SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Lanning, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who, upon oath, acknowledged him~~/herself~~ to be the Vice President of Chase Manhattan Mtg. Corp., which is the Attorney in Fact for CITIBANK, N.A., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him~~/herself~~ as the Vice President of Chase Manhattan Mtg. Corp. for Citibank, N.A. as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 13TH day of November, 2002.

V. Allen
Notary Public

My Commission Expires: Oct. 15, 2003

Name and Address of Property Owner:

BRIAN T. MORRIS
2024 GREENWOOD AVENUE
NASHVILLE TN 37206

Property Address:
2024 GREENWOOD AVENUE
NASHVILLE TN 37206

Person Responsible for Taxes:
America's Wholesale Lender
P.O. Box 660694
Dallas, TX 75266-0694
Parcel #:
83-3-71

AFFIDAVIT OF VALUE

STATE OF ~~**TENNESSEE**~~ CALIFORNIA
COUNTY OF ~~SAN DIEGO~~ * $105,600.00

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ~~$102,500.00~~ which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

BY CHASE MANHATTAN MORTGAGE CORP
AS ATTORNEY-IN-FACT

Affiant **JOE LANNING, VICE PRESIDENT**

Sworn to and subscribed before me, a Notary Public, this 13th day of November, 2002.

V. Allen
Notary Public

My Commission Expires: Oct. 15, 2003

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076