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

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of **February, 2003** between **Citibank, N.A** , GRANTOR, and **Barbara Cook** , 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:

Land in Davidson County Tennessee being Lot No. 99 on the Plan of Trinity Hills Section One, Second Addition, as of record in Book 4175, Page 79, Registers Office for said County and described as follows:

Beginning at a point in the Northerly margin of Combs Drive, the common corner of Lots Numbers 98 and 99, thence along said margin Easterly 45.5 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly a distance of 36.1 feet to a concrete monument in the Westerly margin of Silas Drive; thence along said margin northerly 87.3 feet to a point, the common corner of Lots 99 and 100; thence along the common line between Lots Westerly 81.2 feet to a concrete monument; thence North 53 minutes 19 seconds 13 minutes West 13.0 feet to the common corner between Lots Nos. 98 and 99; thence along the common line between said Lots Southerly 116.9 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002, which have been prorated and assumed by the Grantee(s); Restrictions of record in Book 4326, page 653; any and all matters in Plan of Record in Plat Book 4175, page 79; 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,

****BUT THIS WAARNTY 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 AND 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

Davidson County DEEDWARR
Recvd: 02/13/03 08:37 2pgs
Fees:13.00 Taxes:207.20

20030213-0019696

POWER OF ATTORNEY

STATE OF CALIFORNIA
COUNTY OF 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/~~her~~self to be the Vice President of Chase Manhattan Mortgage 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/~~her~~self as the Vice President of Chase Manhattan Mortgage Corp. for Citibank, N.A. as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 10th day of FEBRUARY 2003

V. Alba
Notary Public

My Commission Expires: Oct. 15, 2003

V. ALBA
Commission # 1238055
Notary Public - California
San Diego County
My Comm. Expires Oct 15, 2003

Name and Address of Property Owner:
BARBARA COOK

Property Address:
2649 COMBS Drive
NASHVILLE TN 37207

Person Responsible for Taxes:
Barbara Cook
PO Box 148741
Nashville TN 37207

Parcel #:
60-13-110

CALIFORNIA AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ CA
COUNTY OF SAN DIEGO

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 **$56,000.00,** 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 10th day of FEBRUARY 2003.

V. Alba
Notary Public

My Commission Expires: Oct. 15, 2003

V. ALBA
Commission # 1238055
Notary Public - California
San Diego County

RETURN TO:

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