Davidson County DEEDWARR
Recvd: 05/05/03 11:09 3pgs
Fees:18.00 Taxes:314.50
20030505-0059374

**Prepared by:**
**WILLIAM D. CASTLEMAN, ATTORNEY**
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

| **New Owner** | **Send Tax Bills To** | **Map/Parcel No.** |
|---|---|---|
| Christy Connelly | Fifth Third Mortgage Company<br>38 Fountain Square Plaza<br>Cincinnati, OH 45236 | 108-2-4 |

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, executed this 17th day of April, 2003, by **CITIFINANCIAL, INC.**, (hereinafter the **"Grantor"**), and **CHRISTY CONNELLY,** (hereinafter the **"Grantee"**).

## W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, and more particularly described in "**EXHIBIT A**" which is attached hereto and made a part hereof as fully as if copied herein verbatim.

This is improved property, known as 2811 Shauna Court, Nashville, TN 37214.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

**IN WITNESS WHEREOF**, the **Grantor** has signed and sealed these presents the day and year first above written.

**CITIFINANCIAL, INC.**

**BY:** _____

**Title:** Lynn Effinger
Vice President

**STATE OF** Maryland)

**COUNTY OF** Baltimore)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lynn Effinger, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President of Citifinancial Inc, the within bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Lynn Effinger Vice President

**WITNESS** my hand and official seal at Hanover, Maryland, this the 17 day of April, 2003.

**Notary Public**

AMY E. K[illegible]TZ
Notary P[illegible]
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

**My Commission Expires:** 10-1-05

**STATE OF** Tennessee)
**COUNTY OF** Davidson)

The actual consideration for this transfer is $85,000.00.

**Affiant**

**SWORN** to and subscribed before me,
this 7 day of April, 2003.

**Notary Public**

JOHN GREGORY HARDEMAN
NOTARY
Exp 3/28/05
PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**My Commission Expires:**

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Malvin Heights, of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly terminus of Shauna Court at the corner of Lots No. 30 and 31; thence with the line between said lots, Northeasterly 182.5 feet to a point; thence Easterly 42 feet to a point; thence Southerly 180 feet to a corner of Lot No. 32; thence with the line between Lots No. 31 and 32, Westerly 124 feet to the margin of Shauna Court; thence with the margin of the same, Northerly 45 feet to the point of beginning.

Being the same property conveyed to CitiFinancial, Inc. by deed from Robert P. Ziegler, Substitute Trustee, of record in Instrument No. 20020904-0107154, Register's Office for Davidson County, Tennessee.