Davidson County DEEDWARR
Recvd: 07/08/03 15:25 2pgs
Fees:13.00 Taxes:229.40
20030708-0093933

39-B

**This Instrument Prepared By:**
**WILLIAM D. CASTLEMAN, ATTORNEY**
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

| **New Owner** | **Send Tax Bills To** | **Map/Parcel No.** |
|---|---|---|
| Tamara D. White<br>711 Rowan Drive<br>Nashville, TN 37207 | Cavalry Banking<br>114 West College St.<br>Murfreesboro, TN 37130 | Map 59-11<br>Parcel 22 |

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, executed this 30th day of June, 2003, by **CitiFinancial Mortgage Company,** (hereinafter the **"Grantor"**), and **Tamara D. White, unmarried**, (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 as follows:

LAND in Davidson County, Tennessee, being Lot No. 283 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 283 fronts 65 feet on the southerly side of Rowan Drive and extends back 151.5 feet on the easterly line and 148.8 feet on the westerly line to a dead line, measuring 65.1 feet thereon.

BEING THE SAME PROPERTY conveyed to CitiFinancial Mortgage Company by Trustee's Deed from Robert M. Wilson Jr., as Successor-Trustee, of record in Instrument No. 20030124-0010213, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record

This is improved property, known as 711 Rowan Drive, Nashville, TN 37207.

**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 behalf 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**, but not further or otherwise.

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

**CitiFinancial Mortgage Company**

CORPORATE SEAL

**BY:** Madeline Ricci

**Name:** **Madeline Ricci**

**Title:** **Assistant Vice President**

**STATE OF Texas )**

**COUNTY OF Dallas )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Madeline Ricci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President of **CitiFinancial Mortgage Company**, the within bargainor, and corporation, and that Madeline Ricci 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 the said Madeline Ricci as such Assistant Vice President.

**WITNESS** my hand and official seal at Dallas, Texas, _____, this the 30th day of June, 2003.

**Notary Public**

**My Commission Expires:**

JESSE SILVA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
APRIL 12, 2006

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is **$62,000.00**.

**Affiant**

**SWORN** to and subscribed before me,
this 30th day of June, 2003.

**Notary Public**

**My Commission Expires:** 7-30-05