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

Davidson County DEEDWARR
Recvd: 08/04/03 16:13 2pgs
Fees:13.00 Taxes:253.45
20030804-0110371

47

New Owner
Craig Langford
2245 Berrywood Road
Nashville, TN 37216

Send Tax Bills To
CRAIG LANGFORD
2212 RAVENWOOD
NASHVILLE, TN 37216

Map/Parcel No.
Map 72-8
Parcel 203

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 28th day of July, 2003, by **CitiFinancial, Inc.**, (hereinafter the **"Grantor"**), and **Craig Langford and wife, Dana Langford**, (hereinafter the **"Grantees"**).

WITNESSETH:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantees**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantees** 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. 215 on the Plan of Dalewood, Section 3, as of record in Book 1835, Page 20, Register's Office for said County, described as follows:
>
> Beginning on the northeasterly margin of Berrywood Road at the corner of Lots Nos. 214 and 215; thence with the line between said two lots northeastwardly 173.1 feet; thence North 39° 25' West 112 feet; thence North 51° 42' West 35 feet to the corner of Lots Nos. 215 and 216; thence with the line between said two lots southwestwardly 200.8 feet to the northeasterly margin of Berrywood Road; thence with same southeastwardly 92 feet to the beginning.
>
> BEING THE SAME PROPERTY conveyed to CitiFinancial, Inc. by Substitute Trustee's Deed from Robert P. Zeigler, Substitute Trustee of record in Instrument No. 20030416-0050714, Register's Office for said County.
>
> 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 2245 Berrywood Road, Nashville, TN 37216.

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 **Grantees** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantees**, and **Grantees'** 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, Inc.

BY: _____

Name: Lynn Effinger

Vice President

Title: _____

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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of **CitiFinancial, Inc.**, the within bargainor, and corporation, and that he 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 Lynn Effinger as such Vice President.

WITNESS my hand and official seal at Hanover, Maryland, this the 28 day of July, 2003.

Notary Public

My Commission Expires: 10-1-05

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$68,500.00**.

Affiant

SWORN to and subscribed before me,
this 29 day of July, 2003.

Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE