STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Subscribed and sworn to before me, this 21ST day of November, 2003.

Danny Keith Ellis
Affiant

Notary Public

My Commission Expires:

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 11/24/03 10:19 2pgs
Fees:13.00 Taxes:388.50

20031124-0170349

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Danny Keith Ellis Shelia J. Pugh 1410 Hemlock Avenue Nashville, Tennessee37216 MAP & PARCEL NO. 062-13-0/071.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Citibank N.A., as Trustee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Danny Keith Ellis and Shelia J. Pugh

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 2 in Geo. I. Waddy's "River Bluff" Subdivision of the W. M. Morgan 18.25 acre tract, as of record in Book Number 843, page 101, the Register's Office for said County. Said Lot Number 2 fronts 100 feet on the west side of Hemlock Avenue and runs back between parallel lines, 200 feet to Williams Ferry Road.

Being the same property conveyed to Citibank N.A., as Trustee by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee, dated July 16, 2003, and filed of record on August 7, 2003, in Instrument No. 20030807-0112620, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1410 Hemlock Avenue Nashville, TN 37216*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *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.**

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET OUR HANDS THIS 20 DAY OF NOVEMBER, 2003.

Citibank, N.A., as Trustee

By: Chase Manhattan Mortgage Corp. as attorney-in-fact

By: Karen Taylor

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen Taylor, **who, upon oath, acknowledged him/herself to be the** Vice Pres. **of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 20 **day of November, 2003.**

C. M. UTZ
Commission # 1244961
Notary Public - California
San Diego County
My Comm. Expires Mar 1, 2006

My Commission Expires:

Notary Public

SPECIAL WARRANTY DEED