Name and Address of New Owners:
Ed Meadows
436 Kinhawk Drive
Nashville, TN 37211

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 01/08/04 15:27 3pgs
Fees:18.00 Taxes:364.45
20040108-0003475

TAX ID NUMBERS:

Map 148-13 Parcel 79

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Company, Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to **ED MEADOWS** ("Grantee"), his succesors, heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2004, a lien but not yet due; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Fairlane Park, Section III, as of record in Plat Book 2331, Pages 145 & 146, Register's Office for Davidson County, Tennessee, and further subject to Restrictive Covenants of record in Book 2598, Page 491 and further subject to Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6177, Page 398, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 5th day of January, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Rivera
TITLE AVP

Attest: By: Julie Crowley
TITLE ASST Secretary

(1)

(SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Madeline Ricci, AVP and Julie Cronk with whom I am personally acquainted and who upon Themselves (his, her, their) oath(s) acknowledged Themselves (himself, herself, themselves) to be the AVP and Asst Secretary respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Madeline Ricci, AVP as such AVP and Julie Cronk as such Asst Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Madeline Ricci, AVP as such AVP and attesting the same by the said Julie Cronk as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 6th day of January, 2004.

Notary Public

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 98,580.00

Deanie L. Gregory
Affiant

Subscribed and sworn to before me this 7th day of January, 2004.

Notary Public

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 14, 2007

My Commission Expires: 3-14-07

Return To:
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

Land situated in **DAVIDSON COUNTY, TENNESSEE**, Tennessee and being Lot No. 278 on the Plan of Fairlane Park, Section III, as of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. from Robert M. Wilson, Jr., Successor Trustee, by Trustee's Deed dated August 20, 2003 and recorded as Instrument No. 20030925-0142107, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 345 Melpar Drive, Nashville, TN 37211