Please Record and Return To:
Forsythe Title and Escrow
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/02/04 09:50 2pgs
Fees:13.00 Taxes:166.50
20040202-0012222

S&K #: CL-0076

# SPECIAL WARRANTY DEED

THIS DEED, between CitiMortgage, Inc.. organized and existing under the laws of the United States of America, hereinafter called Grantor, and James S. Sweeney, Sr. widowed hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in the Fourth Councilman's District, Davidson County, Tennessee to wit:

Lot Number 10 of Meadow Valley Estates as recorded on August 16, 1996 in Plat Book 8250 {age 617, fronting 50 feet on the south side of Bullock Ave, being 346.59 feet on the West Property line, 647.67 feet on the East property line, and measuring 50.01 feet on the South property line, containing 17,356 square feet.

This legal description is identical with that in Deed recorded in Instrument No. 20001204-0118511 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument No. 20001204-0118511, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Keystone Asset Management as attorney in fact for CitiMortgage, Inc.

BY: _____

Title: Wayne Macho
Vice President

KEYSTONE ASSET MANAGEMENT, INC. CORPORATE SEAL PENNSYLVANIA

**STATE OF** Pennsylvania
**COUNTY OF** Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEYSTONE ASSET MANAGEMENT as Attorney-in-Fact for Citimortgage, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 6th day of January 2004.

Michelle A. McNichols
NOTARY PUBLIC

My Commission Expires:

Notarial Seal
Michelle A. McNichols, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Apr. 30, 2006
Member, Pennsylvania Association of Notaries

Public

MICHELLE A. McNICHOLS NOTARIAL SEAL COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of January, 2004

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV 14, 2006

Notary Public

My commission expires:

Property Address: 2712 Bullock Ave, Nashville, TN 37207

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
James S. Sweeney, Sr.
102 Lands End
Hendersonville TN 37075

S & K File # CL-00

Map & Parcel –60-16-330

**THIS INSTRUMENT PREPARED BY:**
Law Office of Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, TN 38115