Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2029-267
0004204931

Davidson County DEEDWARR
Recvd: 02/05/04 11:34 3pgs
Fees:18.00 Taxes:340.40
20040205-0014137

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd day of January, 2004, by CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Joseph Sladen Bradley, III and Noemi Bradley, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 318 on the plan of Caldwell Country Estates, Section 5, of record in Plat Book 3300 at Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 318 fronts 93 feet on the Northwesterly side of Edmonson Pike and extends back 133 feet on the Northeasterly line and 133.8 feet on the Southwesterly line to a dead line in the rear on which it measures 109.6 feet.

Included in the above legal description but excluded from this conveyance is a certain tract of land being described as follows:

Beginning at a point, said point being the northeastern property corner 25 feet from the centerline of Edmonson Pike; thence along a curve to the left of radius 750 feet for 93 feet to a point; thence N 57 deg. 37 min. 45 sec. W for 5 feet to a point; thence S 50 deg. 31 min. 28 sec. E for 5 feet to the point of beginning.

Being the same property conveyed to CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc. by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed on August 25, 2003, as instrument number 20030825-0122779 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5047 Edmondson, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc.

BY: Madeline Ricci

ITS: Madeline Ricci-AVP

CORPORATE SEAL

Acknowledgment

State of Texas)
)ss.
County of Dallas)

On this day before me, a Notary Public, personally appeared Madeline Ricci, AVP **, to me personally well-known, who acknowledged that he/she is the** AVP **, of CitiFinancial Mortgage Company fka Associates Financial Services of America, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 22 **day of January, 2004.**

Notary Public

My commission expires:

(Seal)

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

I, or we, 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, $92,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Alicia Coleman

Affiant

Subscribed and sworn to before me this 30th day of January, 2004.

Pamela Gray Sladen

Notary Public

My commission expires:

PAMELA GRAY ADDISON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

(Seal)

MY COMMISSION EXPIRES:
September 13, 2005

Property owner and party responsible for payment of taxes:
Joseph Sladen Bradley, III and Noemi Bradley
5047 Edmondson
Nashville, TN 37211

Parcel #147-10-73.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211