Name and Address of New Owners:
Susan York
1802 Meadow Glen Ct.
Mt. Juliet, TN 37122

Send Tax Bills to:

New Owner

TAX ID NUMBERS:

Map 44-5 Parcel 127

Davidson County DEEDWARR
Recvd: 05/12/04 08:44 3pgs
Fees:18.00 Taxes:105.45
20040512-0054480

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 **Susan York** ("Grantee"), her successors, 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 her 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 and payable; further subject to certain notes, easements, building setback lines, etc., if any, as may be set forth in the Plan of the Subdivision of Rayon City Development Company of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee. And being subject to Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson Count, Tennessee of record in Book 9343, Page 171, Register's Office for said County. Further being subject to Restrictive Covenants of record in Deed Book 981, Page 375, Register's Office for said County.

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, her 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 30th day of April, 2004.

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE Sue Harber, Asst Secretary

Attest: By: Julie Crouch
TITLE Julie Crouch, Asst Secretary

(1)

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TEXAS
COUNTY OF DALLAS

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

Witness my hand and official seal at office at Irving, Texas, on this the 30th day of April, 2004.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,500.00.

Susan York
Affiant

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

Patricia M. Gwin
Notary Public

My Commission Expires: 12-15-2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON CO., TENNESSEE

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 in Davidson County, Tennessee, being Lot No. 83 as shown on the Map of the Subdivision of Rayon City Development Company of record in Plat Book 843, Page13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 83 as shown on said Plan fronts 50 feet on the northerly side of Ensley Avenue (formerly Davis Avenue) and runs back between parallel lines 140 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Successor-Trustee's Deed from Philip M. Kleinsmith, Trustee, of record in Instrument No. 20040402-0037061, Register's Office for Davidson County, Tennessee

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 103 ENSLEY AVENUE, OLD HICKORY, TN 37138