Dav. Co. File Box 14-A
jtc file no. 17077-4

Name and Address of New Owners:
Gail Goodwin
2601 Sunset Place
Nashville, TN 37212

Send Tax Bills to:
NEW OWNER

TAX ID NUMBERS:

Map 104-15 Parcel 108

Davidson County DEEDWARR
Recvd: 05/21/04 08:34 3pgs
Fees:18.00 Taxes:834.35
20040521-0059739

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Loan Corporation, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Gail Goodwin** ("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 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

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 12 day of May, 2004.

Citifinancial Mortgage Loan Corporation

By: Madeline Ricci
TITLE Madeline Ricci, AVP

Attest: By:
TITLE 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 Madeline Ricci, AVP and Gloria Brenan with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the AVP and Asst Secretary respectively of Citifinancial Mortgage Loan Corporation the within named bargainer, a corporation, and that Madeline Ricci, AVP as such AVP and Gloria Brenan 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 Gloria Brenan as such Asst Secretary.

Witness my hand and official seal at office at Irving, Texas, on this the ____day of May, 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 $225,500.00.

Affiant

Subscribed and sworn to before me
this 18th day of May, 2004.

Notary Public

DEBORAH H. BERRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

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, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 21 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee to which instrument reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Citifinancial Mortgage Loan Corporation by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee of record as Instrument No. 20030926-0143005, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2601 SUNSET PLACE, NASHVILLE, TN 37212