RETURN TO: 1607

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/02/04 09:17 2pgs
Fees:13.00 Taxes:303.40
20040602-0064222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Subscribed and sworn to before me, this 19th day of May, 2004.

My Commission Expires:

Affiant

Debra L. Murphy, Operations Associate

Notary Public

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jason Holland Ashley Holland 233 Slayton Drive Madison, Tennessee 37115 MAP & PARCEL NO. 033-16-0/128.00	JASON HOLLAND ASHLEY HOLLAND 2807 IROQUOIS DR THOMPSONS STN, TN 37179

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Citibank, N.A.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jason and Ashley Holland

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot Number 128, Primrose Meadows, Section II, which plat appears of record in Book 4860, Page 105, Register's Office for said County. Said Lot Number 128 fronts 100.00 feet along the Westerly margin of Slayton Drive and runs back 120.0 feet on the Northwesterly Lot line and 120.00 feet on the Southeasterly Lot line to a line in the rear upon which measures 100.00 feet thereon.

Being the same property conveyed to Citibank, N.A. by Quitclaim Deed from Chase Manhattan Mortgage Corporation filed of record in Instrument No. 20040602-0064221, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *233 Slayton Drive Madison, Tennessee 37115*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO

WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 19th DAY OF MAY, 2004.

Citibank, N.A.
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: _____

CHASE MANHATTAN MORTGAGE CORPORATION SEAL 1920 CHASE NEW JERSEY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott Heidemann, who, upon oath, acknowledged him/herself to be the Vice President of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 19th day of May, 2004.

My Commission Expires:

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

_____
Notary Public

SPECIAL WARRANTY DEED