Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2029-311

Davidson County DEEDWARR
Recvd: 06/23/04 10:16 3pgs
Fees:18.00 Taxes:307.10
20040623-0074372

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of June 2004, by CitiFinancial, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dennis Moreno, Grantee, the following land in Davidson County, Tennessee:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 185, page 128, being known and designated as Lot 84, Maplewood Heights, filed in Plat Book 547, page 77-78 recorded 05/98/25.

Being the same property conveyed to CitiFinancial, Inc. by Substitute Trustee's Deed from Robert P.Ziegler, as Substitute-Trustee, filed for record June 25, 2003 as instrument number 20030625-0087452, Registers Office for Davidson County, Tennessee.

Commonly known as:735 Saunders, Nashville, TN 37216

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 Grantee and unto his 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, Inc.

BY _____

A. David Parks
Vice President

Acknowledgment

State of Maryland
)ss.
County of Baltimore

On this day before me, a Notary Public, personally appeared A. David Parks **, to me personally well-known, who acknowledged that he/she is the** Vice President **, of CitiFinancial, 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 7th **day of June 2004.**

_____
Notary Public

My commission expires:

_____
(Seal)

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland

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, $83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dennis Moreno

Affiant

Subscribed and sworn to before me this 18th **day of June 2004.**

Cheri D. Weldy

Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007

(Seal)

Property owner and party responsible for payment of taxes:
Dennis Moreno
735 Saunders
Nashville, TN 37216

Parcel #061-14-0-034.00

Return to:

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