Davidson County DEEDWARR
Recvd: 08/12/04 13:45 4pgs
Fees:23.00 Taxes:443.63
20040812-0097570

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2029-289
0005542209

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of July, 2004, by CitiCorp Trust Bank, fsb f/k/a Travelers Bank & Trust fsb, Grantor, by its duly authorized attorney in fact, Integrated Asset Services, Inc.

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

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 11145, Page 367 ID#52-16-34, being known and designated as Lot 29, Marlin Meadows, Section 4, filed in Plat Book 2133, Page 67 recorded 9/08/1953.

Being the same property conveyed to CitiCorp Trust Bank, fsb f/k/a Travelers Bank & Trust fsb by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, filed on February 3, 2004, as Instrument No. 20040203-0012775 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 741 Allen Pass, Madison, TN 37115.

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.

CitiCorp Trust Bank, fsb f/k/a Travelers Bank & Trust fsb

BY: Integrated Asset Services, Inc. as attorney in fact.

By: Kathryn Berthiaume

V. P.

See Exhibit A
Kathryn L. Berthiaume
Vice President

ASSET SERVICES, INC. CORPORATE SEAL COLO. INTEGRATED

Acknowledgment

State of Colorado
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Kathryn L. Berthiaume, **to me personally well-known, who acknowledged that he/she is the** Vice President **of Integrated Asset Services, Inc., a corporation, as attorney-in-fact for CitiCorp Trust Bank, fsb f/k/a Travelers Bank & Trust fsb, 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 30th **day of July, 2004.**

Mindy M. Tudor
Notary Public

MINDY M. TUDOR NOTARY PUBLIC STATE OF COLORADO

My commission expires:

7-31-2006
(Seal)

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, $ 119,900 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathryn Batchelder, V.P.
Affiant

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

Mindy M. Tudor
Notary Public

My commission expires:

7-31-2006
(Seal)

MINDY M. TUDOR NOTARY PUBLIC STATE OF COLORADO

Property owner and party responsible for payment of taxes:
Adonys Rodriguez
711 Allen Pass
Madison TN 37115

Map No. 052-16-0-034.00

Return to:

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

Exhibit A

RESOLUTION

OFFICE AND DOMICILE
INTEGRATED ASSET SERVICES

At a special meeting of the Board of Directors of said corporation held on the 7**th** day of **February, 2004** at its office and domicile, at which all Directors were present, the following resolution was unanimously adopted upon motion duly made and seconded, to wit:

"**Be It Further** resolved that **Kathryn L. Berthiaume** is authorized and empowered to sign the act of sale conveying title, and to do and perform all other acts necessary and proper to carry out the authority granted in the above resolution, to receive the price of such sale, and to grant receipts and acquittance for all sums received."

To execute and deliver, in the name of **CitiCorp Trust Bank, FSB, formerly known as Travelers Bank & Trust, FSB, Inc.** as its agent and attorney in fact, any and all listing agreements, purchasing agreements, instruments of sale, deeds, transfer, conveyance, or other documents necessary to effectuate its responsibilities and obligations pursuant to the REO Disposition Agreement executed by and between CitiCorp Trust Bank, FSB, formerly known as Travelers Bank & Trust, FSB and Integrated Asset Services on June 3, 2003.

There being no further business, the meeting was duly declared adjourned.

CERTIFICATE

I, **TROY R. ROCKWELL** of **INTEGRATED ASSET SERVICES, INC.** do hereby certify the above to be true and correct copy of a Resolution of this Corporation which has duly passed at a Special Meeting of the Board of Directors held on the 7th day of February, 2004

This is the **seventh of February, 2004**.

INTEGRATED ASSET SERVICES, INC. CORPORATE SEAL COLORADO

Troy R Rockwell

TROY R. ROCKWELL, VICE PRESIDENT