Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2029-427

Davidson County DEEDWARR
Recvd: 08/17/04 09:55 3pgs
Fees:18.00 Taxes:266.77

20040817-0099161

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of August 2004, by Citifinancial, Inc., Grantor.

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

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10660, Page 449, being known and designated as Lot 82, on the Map of Springdale Subdivision, as of record in Book 974, Page 18, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Citifinancial, Inc. by Substitute Trustee's Deed from Mary K. Alissandratos, as Substitute Trustee, filed for record on June 7, 2004, as instrument number 2040607-0066714, Register's Office for Davidson County, Tennessee.

Commonly known as:920 West Cahal Avenue, Nashville, TN 37206

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: _____

Edwin Serrano
Assistant Vice President

Acknowledgment

State of Maryland
ss.
County of Howard

On this day before me, a Notary Public, personally appeared Edwin Serrano **, to me personally well-known, who acknowledged that he/she is the** Asst 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 3 **day of August 2004.**

_____
Notary Public

My commission expires:

4/2/05
(Seal)

MELISSA FLANDERS NOTARY PUBLIC HOWARD COUNTY, MD

Melissa Flanders, Notary Public
Howard County
State of Maryland
My Commission Expires April 2, 2005

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, $72,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Larry Burge
Affiant

Subscribed and sworn to before me this 13th day of August 2004.

Mary Jayne Masters
Notary Public

My commission expires:

9-22-07
(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Exp[illegible]

Property owner and party responsible for payment of taxes:

Larry Burge
383 Hogan Branch Road
Goodlettsville, 37072

Parcel #072-09-0 373.00

Return to:

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