RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138

Name and Address of New Owners:
Dominique Broyles
4200 Enchanted Ct.
Nashville, TN 37218

Send Tax Bills to:
New Owner

Davidson County DEEDWARR
Recvd: 09/13/04 07:58 3pgs
Fees:18.00 Taxes:665.63
20040913-0109807

TAX ID NUMBERS:

Map 58-15 Parcel 37

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Company, Inc., ("Grantor"), has bargained and sold, and hereby transfers and conveys to **DOMINIQUE BROYLES** ("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"). and husband, Michael Broyles

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; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Enchanted Hills, Section 5, of record in Plat Book 3700, Page 132, Register's Office for Davidson County, Tennessee and restriction of record, if any.

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 31st day of August, 2004.

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE Adria Brennan, AVP

Attest: By: _____
TITLE Julie Crouch, Asst Sec.

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 Adria Brennan and Julie Crouch with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselve (himself, herself, themselves) to be the AVP and Asst Sec respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Adria Brennan as such AVP and Julie Crouch as such Asst Sec. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Adria Brennan as such AVP and attesting the same by the said Julie Crouch as such Asst Sec.

Witness my hand and official seal at office at Coppell, Texas, on this the 31st day of August, 2004.

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,900.00.

Affiant

Subscribed and sworn to before me
this 1st day of ~~August~~ September, 2004.

Notary Public

My Commission Expires: _____

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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 Count, Tennessee, being Lot No. 169 on the Plan of Enchanted Hills, Section 5, of record in Book 3700, Page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Successor Trustee's Deed of record as Instrument No. 20040429-0048549 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4200 ENCHANTED COURT, NASHVILLE, TN 37218