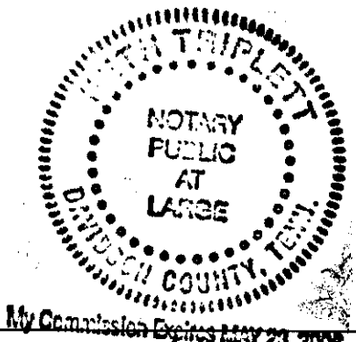
Box 13 #8455

SPECIAL WARRANTY DEED



My Commission Expires May 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,150.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence E. Segree, Sr.	Lawrence E. Segree, Sr.	72-7-186
1704 Newport (NAME) Place ~~1403 Huffine Street~~	1704 Newport (NAME) Place ~~1403 Huffine Street~~	
Lavergne (ADDRESS) 37086	Lavergne (ADDRESS) 37086	
(CITY) ~~Nashville~~, (STATE) TN ~~37216~~ (ZIP)	(CITY) ~~Nashville~~, (STATE) TN ~~37216~~ (ZIP)	

Davidson County DEEDWARR
Recvd: 09/14/04 12:43 2pgs
Fees:13.00 Taxes:207.76

20040914-0110814

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The CIT Group/Consumer Finance, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence E. Segree, Sr., married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 and a part of Lot No.15 on the preliminary plat of the subdivision of Lots No. 25, 26, 27, 28 and 29 on the plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, page 86, Register's Office for said County, and a tract of 6 acres and 158 poles, not of record described according to a survey made by Anderson and Gee, Surveyors. Beginning on the northerly margin of Huffine Street at the corner of Lots No. 13 and 14; thence with the said Street eastwardly 93 feet; thence with the line between said Lot 15, northwardly 185.5 feet to the southerly line of the Fowlkes property; thence with Fowlkes southerly line, westwardly 93 feet to the corner of Lots Nos. 13 and 14, being 60 feet east of the easterly margin of Scott Avenue; thence with the line between Lots Nos. 13 and 14, southwardly 182.5 feet to the beginning.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc., by deed of record in Instrument No. 20040202-0012280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1403 Huffine Street, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 my hand this.

Jennifer Gregory

LaDonna Harvey

The CIT Group/Consumer Finance, Inc.

By: Darrell Johnson

The CIT Group/Consumer Finance, Inc.

STATE OF Oklahoma

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Darrell Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of CIT a corporation, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at 4th, Aug. this.

Commission expires: 05-28-08

LADONNA HARVEY NOTARY PUBLIC # 04004887 EXP. 5/28/08 IN AND FOR STATE OF OKLAHOMA CLEVELAND COUNTY

LaDonna Harvey

Notary Public