RETURN TO: 1568
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Subscribed and sworn to before me, this 29 day of September, 2004.

Affiant DEBRA J. MURPHY
REO SPECIALIST

Notary Public

My Commission Expires

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*TAYLOR TITLE & ESCROW, INC.*
*51 CENTURY BLVD., SUITE 130*
*NASHVILLE, TENNESSEE 37214*

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Jeffrey J. Campbell<br>419 Ewing Drive<br>Nashville, Tennessee 37207<br><br>MAP & PARCEL NO. 060-01-0/045.00 | SAME |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*Citibank N.A., as Trustee*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*Jeffrey J. Campbell, unmarried*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being part of Lot Number 1 on the Plan of Aldrich Heights, Section 2 as of record in Plat Book 2133, page 128, Register's Office for Davidson County, Tennessee. Said Lot Number 1, fronts 134.57 feet on the North side of Ewing Lane (or Drive), and runs back between lines measuring 173.52 feet on the West line and 176.43 feet on the East line to a dead line in the rear measuring 102.33 feet thereon. Included in this description but expressly excluded in this conveyance are Parcels 1 and 2 described in that certain deed of record in Book 5361, page 786, said Register's Office.

Being the same property conveyed to Citibank N.A., as Trustee by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee, dated January 28, 2004, and filed of record on March 15, 2004, in Instrument No. 20040315-0029027, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *419 Ewing Drive Nashville, Tennessee 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES,

Davidson County DEEDWARR
Recvd: 11/05/04 13:03 2pgs
Fees:13.00 Taxes:296.00
20041105-0133690

**THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 OUR HANDS THIS 29 DAY OF SEPTEMBER, 2004.**

**Citibank N.A., as Trustee**
**By: Chase Manhattan Mortgage Corp. as attorney-in-fact**

**by:** JOE LANNING, VICE PRESIDENT

**STATE OF CALIFORNIA**
**COUNTY OF SAN DIEGO**

**Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared** JOE LANNING, VICE PRESIDENT, **who, upon oath, acknowledged him/herself to be the** JOE LANNING, VICE PRESIDENT **of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand and official seal at office on this the** 29 **day of September, 2004.**

**My Commission Expires:**

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

**Notary Public**

**SPECIAL WARRANTY DEED**