Name and Address of New Owners:
Marvin Cook
P. O. Box 148761
Nashville, TN 37214

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 11/16/04 14:43 3pgs
Fees:18.00 Taxes:185.00
20041116-0137658

TAX ID NUMBERS:

Map 80-7 Parcel 6

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 **Marvin Cook** ("Grantee"), his 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").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantee, his 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 2005, not yet a lien; further subject to certain notes, easements, building setback lines, etc., any as may be set forth on the Plan of Bordeaux Hills, Section 2, of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

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, his 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 11th day of November, 2004.

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE SUE HARBER, AVP

Attest: By: Julie Crouch
TITLE Julie Crouch, AST SEC

SEAL CORPORATE

(1)

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 Sue Harber and Julie Crouch with whom I am personally acquainted and who upon (his, her, their) oath(s) acknowledged (himself, herself, themselves) to be the AVP and Asst Sec respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Sue Harber 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 Sue Harber 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 Irving, Texas, on this the 1 day of November, 2004.

Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

Sandy Balent
Affiant

Subscribed and sworn to before me
this 15th day of November, 2004.

Notary Public

My Commission Expires: 3-14-07

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES
MARCH 14, 2007

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"

A certain tract or parcel of land located in Davidson County, Tennessee described as follws to wit:

Being Lot No. 380 on the Plan of Section 2, Bordeaux Hills, of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 380 fronts 57.0 feet on the Northeasterly margin of Donal Drive and extends back 119.53 feet on the Northeasterly line and 120.0 feet on the Southwesterly line to a dead line in the rear, measuring 52.67 feet thereon.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Trustee's Deed from Christopher L. Palmer, Successor Trustee of record in Instrument No. 20040909-0109012, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1473 DOLAN ROAD, NASHVILLE, TN 37218