Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200450484

Name and Address of New Owners:
Mary J. Mayberry
4404 Summertime Drive
Nashville, TN 37207

Send Tax Bills to:
Ivanhoe Financial, Inc.
604 Courtland Street, Ste 320
Orlando, FL 32804

Davidson County DEEDWARR
Recvd: 01/06/05 09:50 3 pgs
Fees:18.00 Taxes:439.38
20050106-0002109

TAX ID NUMBERS:

Map 32-9 Parcel 56

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 **Mary J. Mayberry** ("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").

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 notes, easement, building setback lines, etc., if any, as may be set forth on the Plan of Quail Ridge, Section One Revised as of record in Plat Book 6900, Page 300, 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, 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 29 day of December, 2004.

CitiFinancial Mortgage Company, Inc.

By:_____
TITLE Tony Malone, AVP

Attest: By:_____
TITLE Robert Young, 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 Tony Malone, AVP and Robert Young with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the AVP and Asst Sec. respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Tony Malone, AVP as such AVP and Robert Young 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 Tony Malone, AVP as such AVP and attesting the same by the said Robert Young as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 29th of December, 2004.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,750.00.

Angela Holt Fields
Affiant

Subscribed and sworn to before me
this 5th day of ~~December, 2004~~. JANUARY, 2005

Notary Public

My Commission Expires:

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 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"

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Quail Ridge, Section One Revised, as of record in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee, of record as Instrument No. 20040617-0071580, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4404 SUMMERTIME DRIVE, NASHVILLE, TN 37207