Please record & return to:

58 b

HIX & GRAY PLC
1620 AMSOUTH CENTER
315 DEADRICK STREET
NASHVILLE, TN 37238

**re-record to correct legal

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-056
V2071-056

Davidson County DEEDWARR
Recvd: 10/28/04 09:11 3pgs
Fees:18.00 Taxes:240.50
[redacted]
20041028-0129536

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 19th day of October 2004, by CitiFinancial, Inc.**

**Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to William H. Smallman, Grantee, the following land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being part of Block "C" on the portion of the Mary E. Hamilton Lands, of record in Book 2, Page 94, Chancery Court at Nashville being Lot No. 14 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan County surveyor, January 25, 1947, as follows:

Beginning on the ~~easterly~~ northerly margin of Wingrove Avenue at the southwest corner of Lot No. 15 on said plan conveyed to R.B. Balley and wife, by deed from Margaret H. Reamer, Trustee, of record in Book 2034, Page 270, said Register's Office; thence with the line between said lots Nos. 14 and 15 Northwardly 150.3 feet; thence N86 deg. 59' W. 50 feet to the northeast corner of Lot No. 13 on said plans; thence with the line between said lots Nos. 13 and 14, S2 deg. 32' W 150.4 feet to the northerly margin of said Wingrove Avenue; thence with said Avenue, S87 deg. 11 E, 50 feet to the beginning.

Being the same property conveyed to CitiFinancial, Inc. by Substitute Trustee's Deed from Mary K. Alissandratos as Substitute-Trustee, filed for record September 9, 2004 as instrument number 20040909-0108942, Registers Office for Davidson County, Tennessee.

**Commonly known as:440 Wingrove Street, Nashville, TN 37205**

**TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.**

**Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.**

RE-RECORD

Davidson County DEEDWARR
Recvd: 02/08/05 13:55 3 pgs
Fees:17.00 Taxes:0.00
20050208-0014762

RE-RECORD

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**CitiFinancial, Inc.**

**BY:** _____

**Acknowledgment**

**State of** Texas
**) ss.**
**County of** Dallas

**On this** 19th **day** October, 2004 **before me, a Notary Public, personally appeared** Adria Breiman, **to me personally well-known, who acknowledged that he/she is the** asst. vice president, **of CitiFinancial, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

**Witness my hand and seal this** 19TH **day of October 2004.**

_____
**Notary Public**

**My commission expires:**

03-28-2005
**(Seal)**

SYLVIA T. TORRES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-28-2005

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $56,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19TH day of October, 2004.

Notary Public

My commission expires:

03-28-2005

(Seal)

SYLVIA T. TORRES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-28-2005

Property owner and party responsible
for payment of taxes:
William H. Smallman
4125 Lealand Lane
Nashville, TN 37204

Parcel #105-11-0 040.00

Return to:
Associates Closing & Title - HURON
11501 Huron Lane
Little Rock, AR 72211