Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-049
Loan# 20-0051-0224129

Davidson County DEEDWARR
Recvd: 03/14/05 11:04 3 pg
Fees:18.00 Taxes:66.60
20050314-0027716

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29 day of November 2004, by CitiFinancial, Inc., successor in interest to Washington Mutual Finance Group, LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to North Fork Properties, Inc., Grantee, the following land in Davidson County, Tennessee:

Situated in Davidson County, Tennessee and being the westerly 33 1/3 feet of Not No. 126 on the Plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville, described as follows:

Beginning at a point on the southerly margin of Berry Street 450 feet from the southwest intersection of said Street and Meridian Street (erroneously referred to as Maeidian Street in the Deed of Trust recorded as Instrument No. 20001108-0110953 in the Davidson County Register's Office), being the northeast corner of the property conveyed to R. J. Conner, Jr. by deed from James W. Sullivan, et al, of record in book 2540, page 95, Register's Office of said County; thence with said Conner's easterly boundary line, being Lot No. 127 on said plan, southerly 165 feet to an alley; thence with same easterly 33-1/3 feet to the southwest corner of the property conveyed to Ethel L. Sullivan by Deed of record in book 1560, page 537, and book 3128, page 68, said Register's Office; thence with said Sullivan's westerly boundary line northerly 165 feet to the southerly margin of said Berry Street; thence with same westerly 33-1/3 feet to the beginning.

This conveyance is made subject to all applicable easements, restrictions and building setback lines as same may be found of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Washington Mutual Finance Group, LLC, by Trustee's Deed from Norman B. Jackson as Substitute Trustee, filed for record March 19, 2004, Register's Office for Davidson County, Tennessee.

Commonly known as: 214 Berry Street, Nashville, TN 37207.

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.

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

CitiFinancial, Inc., by its duly authorized attorney-in-fact, Coldwell banker Residential Real Estate Inc.

BY: _____
Richard Bates

IT'S: Vice President

Acknowledgment

State of FL
) ss.
County of Broward

On this day before me, a Notary Public, personally appeared Richard Bates **to me personally well-known, who acknowledged that he/she is the** Vice President **of Coldwell Banker Residential Real Estate Inc., a corporation, as attorney-in-fact for 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 18th **day of November 2004.**

_____
Notary Public

My commission expires:

2-13-06
(Seal)

C. J. AYO
MY COMMISSION # DD 163243
EXPIRES: February 13, 2006
Bonded Thru Notary Public Underwriters

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, $18,000.00 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 30 day of November 2004.

Notary Public

My commission expires:

(Seal)

LAURA BLACKNALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Property owner and party responsible for payment of taxes:
North Fork Properties, Inc.
214 Berry Street
Nashville, TN 37027

Map No. 082-07-0 252.00

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