500278

Name and Address of New Owners:
Sun Investments, Inc.
804 High Point Trace Court
Nashville, TN 37221

Send Tax Bills to:
New Owners
Sun Investments Inc.
804 High Point Trace Court
Nashville, TN 37221

TAX ID NUMBERS:

Map 161-4, Parcel 51

Davidson County DEEDWARR
Recvd: 04/13/05 14:40 3 pgs
Fees:18.00 Taxes:310.80
20050413-0041236

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Co., Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Sun Investments, Inc.,** ("Grantee"), its 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, its successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 2005, a lien, not yet due and payable; further subject to certain notes, easements, building setback lines, etc., if any as may be set forth on the plan of April Lane Subdivision, of record in Book 2330, Page 132, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Book 2703, Page 283, and Book 2708, Page 26, Register's Office for said County.

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, its 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 8 day of April, 2005

Citifinancial Mortgage Company, Inc.

By: _____
TITLE Adria [illegible]

Attest:

By: _____
TITLE Asst Secretary

(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 Adria Brennan 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 Secretary respectively of Citifinancial Mortgage Co., Inc., the within named bargainor, a corporation, and that Adria Brennan as such AVP and Robert Young as such Asst Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Adria Brennan as such AVP and attesting the same by the said Robert Young as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 8 day of April, 2005.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,000.00.

Affiant

Subscribed and sworn to before me
day of April, 2005.

Notary Public

My Commission Expires: 1-28-06

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

After recording retrun to:
Southeast Title Of Tennessee, Inc.
101 Centerview Drive, Ste. 101
Brentwood, TN 37027

"Exhibit A"

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of April Lane Subdivision, of record in Book 2330, Page 132, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 70 feet on the southerly margin of April Lane and extends back 197.8 feet on the easterly line and 195.54 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Trustee's Deed from Christopher L. Palmer, Successor Trustee of record as Instrument No. 20050111-0003903, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 307 APRIL LANE, NASHVILLE, TN 37211