Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

20-0051-0295592

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of April, 2005, by and between, **Citifinancial, Inc., by Integrated Asset Services, Inc., as Attorney-in-Fact,** party of the first part, and **Tonya Ballentine, married** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does ~~hereby~~ bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit :

Lot 12, SECTION THREE, TOSHA'S COURT, as shown on plat of record in Plat Book 9700, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as **624 Toshas Court, Nashville, Tennessee, 37218**

Parcel No. 070-02-107.00

This being the same property conveyed to **Citifinancial, Inc.**, by Substitute Trustee's Deed of record in Instrument Number 20011112-0136471, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision Restrictions, Easements, Dedications, Conditions, Reservations and/or other matters of record, and 2005 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Citifinancial, Inc.

Joyce M. Dover
By Integrated Asset Services, Inc., as Attorney-in-Fact

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me a Notary Public, Joyce M. Dover with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Asst. Secretary of Integrated Asset Services, Inc., as Attorney-in-Fact, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 13th day of April, 2005.

Gabrielle N. Williams
NOTARY PUBLIC

My Commission Expires:

GABRIELLE N. WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/25/2006

Davidson County DEEDWARR
Recvd: 05/17/05 07:57 2 pgs
Fees:13.00 Taxes:406.83
20050517-0055134

STATE OF Colorado
COUNTY OF Denver

I 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, is $109,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Citifinancial Mortgage Company, Inc.
By: Integrated Asset Services, Inc.
As Attorney in Fact

AFFIANT By: Joyce M. Dover
Joyce M. Dover, Asst. Secretary

Subscribed and sworn to before me this the 13th day of April, 2005.

NOTARY PUBLIC

My commission expires:

GABRIELLE N. WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/25/2006

Property Address:
624 Toshas Court
Nashville, TN 37218

New Owner and Mail Tax Bills to:
Tonya Ballentine
624 Toshas Court
Nashville TN 37218

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427