This instrument prepared by:
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Attorney at Law
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(615) 371-8999

File No.: 2120-7422115/702929431

Davidson County DEEDWARR
Recvd: 05/27/05 10:42 2 pgs
Fees:13.00 Taxes:236.80
20050527-0060039

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **CitiMortgage, Inc.** said Grantor does hereby bargain, sell, and convey unto **Leland D. Watts** his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 2 ON THE PLAN OF CORLEW SUBDIVISION OF RECORD IN BOOK 8250, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE AND COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANY DEED TO CITIMORTGAGE, INC., RECORDED THE 19TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 200504190043411, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, **Leland D. Watts**, and his/her assigns forever.

2819 Gallatin Road, Nashville, TN 37216

Grantee, **Leland D. Watts**, whose address is ~~3704 Wharton Drive, Antioch, TN 37013~~ is responsible for the payment of real property taxes on subject property.

Said **CitiMortgage, Inc.**, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said **CitiMortgage, Inc.** has executed this deed and affixed its corporate seal by RHONDA FRAILEY, AVP its _____, this 20th day of May, 2005.

CITIMORTGAGE, INC. SEAL NEW YORK

GRANTOR
CitiMortgage, Inc.

By: Rhonda Frailey
Title: RHONDA FRAILEY, AVP

State of MISSOURI
County of ST. CHARLES

The actual consideration or value whichever is greater, for this transfer is $64,000.00.
Subscribed and sworn to before me this the 20th day of May 2005.

Affiant RHONDA FRAILEY, AVP

Pat Willis
Notary Public

Commission Expires:_____

STATE OF MISSOURI
COUNTY OF ST. CHARLES

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared RHONDA FRAILEY, AVP, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the AVP of CitiMortgage, Inc., and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as AVP.

Witness my hand and seal at office, this 20th day of May 2005.

Pat Willis
Notary Public

PAT WILLIS
Notary Seal - Notary Public
STATE OF MISSOURI
JEFFERSON COUNTY
My Commission Expires: June 27, 2005

My Commission Expires: June 27, 2005 JW

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Leland D. Watts	New Owner	**148-02-0-116.00**
~~8704 Wharton Drive~~		
~~Antioch, TN 37013~~ 2819 Gallatin Road		
Nashville, TN 37216		