Davidson County DEEDWARR
Recvd: 06/09/05 10:37 2 pg
Fees:13.00 Taxes:173.90

20050609-0065931

Prepared By & Return To:
Security Escrow & Title Co.
1005 5th Ave S., Ste. 104
Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of **May, 2005** by and between, **CITIFINANCIAL, INC. A TENNESSEE CORPORATION,** hereinafter called Grantor, and **THE VINCIK GROUP, LLC,**, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

Lot 10, Plan of Meadowdale Acres Subdivision, as shown on plat of record in Plat Book 2083, page 12 in the Register's Office of Davidson County, Tennessee to which plat is hereby made for a more particular description of said property.

Commonly Known as: 716 Ward Street, Nashville, TN 37207

Subject to 2005 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described under Davidson County Register's 200504280047262.

Tax Parcel Number: 071-12-0 241.00

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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

WITNESS the signature of the Grantor the day and year first above written.

CITIFINANCIAL, INC., A TENNESSEE CORPORATION

BY: By: Integrated Asset Services, Inc.
~~As Attorney in Fact~~
By: Kathryn L. Berthiaume
Kathryn L. Berthiaume, V.P.

TITLE: Vice President

Kathryn L. Berthiaume
Vice President

STATE OF Colorado
COUNTY OF Denver

Before me, a Notary Public in and for said State and County, personally appeared Kathryn L. Berthiaume _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Vice President of IAS as Atty in fact _____ of **CITIFINANCIAL, INC., A TENNESSEE CORPORATION** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **CITIFINANCIAL, INC., A TENNESSEE CORPORATION** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 31st day of MAY, 2005

-SEAL-

Gabrielle N. Williams
Notary Public

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

My commission expires: 11/25/06

STATE OF Colorado
COUNTY OF Denver

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 47,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Kathryn L Berthiaume
Affiant V.P.

Subscribed and sworn to before me this the 31st day of May, 2005

Gabrielle N. Williams
Notary Public

My Commission Expires: 11/25/06

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

Owner's Mailing Address:
THE VINCIK GROUP, LLC
103 West Wisconsin Av Ste 200
Deland FL 32720

Property Address:
716 WARD STREET
NASHVILLE, TN 37207

Person or entity responsible for
The payment of taxes:

THE VINCIK GROUP, LLC

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 05-0510ES