RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43936

S&K #: CL-0256

Davidson County DEEDWARR
Recvd: 06/13/05 14:54 2 pgs
Fees:13.00 Taxes:166.50
20050613-0067457

SPECIAL WARRANTY DEED

THIS DEED, between CitiMortgage, Inc. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Deborah Smith, married hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Tract No. 3 Being the southerly half of (1/2) OF Lot No. 185 on the plan of Maplewood Heights, Second Subdivision a plan of which is of record in Book No. 547, Page 103-104. Said Southerly half (1/2) of Lot No. 185 fronts 50 feet on the east side of Hutson Avenue extends back between parallel lines 250 feet to a dead line. Register's Office of Davidson County, Tennessee. Tract No. 4: Being the northerly one half (1/2) of Lot No. 185 on the Plan of Maplewood Heights, Second Subdivision, a plan of which is of record in Book 547, Page 103-104. Said northerly one half (1/2) of said Lot No. 185 fronts 50 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a deadline, Register's Office of Davidson County Tennessee.

This being the same legal description with that in Quit Claim Deed recorded in Instrument No. 20050419-0043132 Register's Office of Davidson, Tennessee.

For prior title, see Quit Claim Deed of record in Instrument No. 20050419-0043132 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

KEYSTONE ASSET MANAGEMENT AS ATTORNEY IN FACT FOR CITIMORTGAGE, INC.

BY: _____

Title: Wayne Machol
Vice President

RECEIVED
MAY 17 2005
BY:

STATE OF PA
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Machol of AS Vice President KEYSTONE ASSET MANAGEMENT as Attorney-in-Fact for CitiMortgage, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, 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 and Official Seal at Office this 17 day of May, 2004.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Maureen Burns, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires July 15, 2008
Member, Pennsylvania Association Of Notaries

NOTARY PUBLIC

My Commission Expires: _____

STATE OF PA
COUNTY OF Montgomery

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 $45,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant — ~~Wayne Machol~~ Vice President

Subscribed and sworn to before me this the 17 day of May, 2005

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Maureen Burns, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires July 15, 2008
Member, Pennsylvania Association Of Notaries

Notary Public

My ~~commission expires:~~ _____

Property Address: 3863 Hutson Avenue, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deborah Smith
6211 Baker Hollow Rd.
Donnelly, TN. 37137

S & K File # CL-0256

Map & Parcel – 61-10-35.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, TN 38115