THIS INSTRUMENT WAS PREPARED BY:
Prepared by and Return to:
Amy Cross Nance, Esq.
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, Tennessee 37027
(615) 661-4033

Davidson County DEEDWARR
Recvd: 08/16/05 15:01 2 pgs
Fees:13.00 Taxes:170.20
20050816-0097120

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:
Xing Zhou
11 Wynfield Ct
Nashville TN 37211

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
082-04-0034.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, as The CIT Group/ Consumer Finance, Inc., ("Grantor") has bargained and sold, and hereby transfers and conveys to Xing Zhou ("Grantee"), her successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being the southerly 15 feet of Lot No. 213 and the northerly 29 feet of Lot No. 214 on the Plan of Oakwood Park as of record in Book 421 page 12 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc. by Warranty Deed in Lieu of Foreclosure of record in Instrument No. 20050317-0029718 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

1) 2005 taxes, a lien which are not yet due and payable.
2) All matters appearing on plan of Oakwood Park of record in Book 4231, page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1110 N. 7th Street, Nashville, TN 37207.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 10 day of Aug, 2005.

By: _____

Its: Vice President

By: _____

Its: _____

STATE OF OKLA.)
COUNTY OF Cleveland)

Before me, LaDonna Harvey, a Notary Public in and for the State and County aforesaid, personally appeared Darrell Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the VP of the CIT Group a corporation, and that he as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at OKC, OK, this 10 day of Aug., 2004.

LaDonna Harvey
Notary Public

LADONNA HARVEY NOTARY PUBLIC #04004887 EXP 5/28/08 IN AND FOR STATE OF OKLAHOMA CLEVELAND COUNTY

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 46,000.

Affiant

Notary Public

My Commission Expires: 4/2/08

Amy Cross Nance State of Tennessee Notary Public Williamson County