Please Record and Return TO:
Southern Title Services
1517 Hunt Club Blvd., Ste. 100
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 10/19/05 14:17 2 pgs
Fees:13.00 Taxes:388.50
20051019-0126196

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3 day of October, 2005, by and between Citimortgage, Inc., its successors and assigns, hereinafter called Grantor, and Filmore Maderal,*his heirs and assigns, hereinafter called Grantee,

*and wife, Luz Castro-Maderal

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 204, on the Plan of Primrose Acres, Section 3 of record in Plat Book 2900,Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20050516-0055009, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

3 day of October, 2005.

CITIMORTGAGE, INC.

BY: _____

TITLE: Angelo DeSantis
Vice President

STATE OF PA
COUNTY OF Montgomery

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Angelo DeSantis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a the Vice President of Citimortgage, Inc., and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Citimortgage, Inc. as its attorney in fact and as the free act and deed of the within named Citimortgage, Inc.

Witness my hand and seal, this 3 day of October, 2005.

_____
Notary Public

My commission expires:

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Property Address: 803 Hamblen Drive, Madison, TN 37115
Parcel #33-11-40

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: ~~Filmore/Maderal~~ Suntrust Mortgage, Inc.
201 4th Ave., No., 7th Floor
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $ 105,000.00

Kim Gillespie
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2005.

_____
Notary Public
My Commission Expires: 7-10-07

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

2595-060468-LC