Name and Address of New Owners:
Cleo Groves & wife, Louise Groves
145 Oak Valley Drive
Nashville, TN 37207

Send Tax Bills to:
Same as New Owners

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/02/05 15:35 3 pgs
Fees:18.00 Taxes:280.83
20051102-0132815

TAX ID NUMBERS:

Map 60-2 Parcel 221

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CitiFinancial Mortgage Company, Inc., ("Grantor"), has bargained and sold, and hereby transfers and conveys to **CLEO GROVES AND WIFE, LOUISE GROVES** ("Grantees"), their successors, heirs and assigns, certain land in **DAVIDSON** County Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2006 and subsequent years; further subject to restrictive covenants of record in Book 3136, Page 52 and Book 3253, Page 591, Register's Office for Davidson County, Tennessee. Further subject to notes, easements, and building setback lines, etc., if any, as may be set forth on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 119, Register's Office for Davidson County, Tennessee.

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

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 1st day of November, 2005

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE VP

Attest: By: _____
TITLE Assistant Secretary


SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 188, on the Plan of Parkwood Estates, Section 1, as shown on the plat of record in Plat Book 2900, Page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Corrected Trustee's Deed from Christopher L. Palmer, as Successor Trustee of record in Instrument No. 20050928-0116591, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3031 CREEKWOOD DRIVE, NASHVILLE, TN 37207.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Adria Brennan and Julie Crouch with whom I am personally acquainted and who upon them (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the AVP and Assistant Secretary respectively of CitiFinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Adria Brennan as such AVP and Julie Crouch as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Adria Brennan as such AVP and attesting the same by the said Julie Crouch as such Assistant Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 1st day of November, 2005.

Janice Gail Carter
Notary Public

JANICE GAIL CARTER
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
MARCH 18, 2008

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,900.00.

Sandy Balcom
Affiant (Purchaser) XXXXXXX XXXXXXX

Subscribed and sworn to before me
this 1st day of November, 2005.

Deanie L. Gregory

My Commission Expires: 3-25-06

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115