Davidson County DEEDWARR
Recvd: 09/07/06 14:10 2 pgs
Fees:13.00 Taxes:277.50
20060907-0110948

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3 day of **August, 2006** by and between, **CITIFINANCIAL INC.** hereinafter called Grantor, Ebony Davis 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 30, Plan of Capital View Subdivision as shown in Plat Book of record a Plat Book 974, Page 53, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Commonly Known as: 2710 Brunswick Drive Nashville, TN 37207

Subject to 2006 Davidson County Taxes hereby assumed by the Grantee.

Being all of the same property CONVEYED TO CITIFINANCIAL, INC. in Substitute Trustee's Deed under Davidson County Register's Instrument Number 20060324-0033560.

Tax Parcel Number: 6-16-77.00

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.,
BY: INTEGRATED ASSET SERVICES, INC.,
AS ATTORNEY-IN-FACT

BY: Kathryn L. Berthlaume

TITLE: Kathryn L. Berthlaume
~~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 herself to be the Vice President of Integrated Asset Services, Inc., the Attorney In Fact for **CITIFINANCIAL INC.,** the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **CITIFINANCIAL INC.,** by Integrated Asset Services, Inc., as Attorney In Fact, by herself as such.

WITNESS my hand and Notarial Seal at office this 3 day of August, 2006.

-SEAL- KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 05/23/2007

Kealilcrease
Notary Public
My commission expires: 5/23/07

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 $75,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Kathryn Berthiaume
Affiant

Subscribed and sworn to before me this the 3 day of August, 2006

Kellilcrease
Notary Public

My Commission Expires:

KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 05/23/2007

Owner's Mailing Address:
Ebony Davis
2710 Brunswick Drive
Nashville, TN 37207

Property Address:
2710 Brunswick Drive
Nashville, TN 37207

Person or entity responsible for
The payment of taxes:

PRIMETRUST BANK
7516 HIGHWAYS, SUITE 110
NASHVILLE, TN 37221

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 06-0387JB

Return to:
JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0794