Davidson County DEEDWARR
Recvd: 11/27/06 10:46 3 pgs
Fees:18.00 Taxes:210.90
20061127-0145766

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V4038-003
9358058452-Tyus

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10 day of Nov, 2006, by The CIT Group/Consumer Finance Inc..

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Marvin Cook, Grantee, the following land in Davidson County, Tennessee:

Property further described as being in the county of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section Two, First Addition, Trinity Hills Village, of record in Book 4460, page 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 168, which is a corner lot, fronts 85.5 feet on the southerly margin of Combs Drive and fronts 80.0 feet on the easterly margin of Old Matthews Road, said Frontage being joined by a curve having a length of 39.3 feet, and extends back 83.1 on the southerly line and 98.56 feet on the easterly line to a point of intersection.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc. by Substitute Trustee's Deed filed for record March 29, 2006, as instrument number 20060329*-0035787, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2774 Old Matthews Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

The CIT Group/Consumer Finance Inc.

BY: Darrell Johnson

IT'S Vice President

Acknowledgment

State of Okla.

County of Cleveland)**ss.**

On this day before me, a Notary Public, personally appeared Darrell Johnson **, to me personally well-known, who acknowledged that he/~~she~~ is the** VP **, of The CIT Group/Consumer Finance Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 10 **day of** NOV **,** 2006 **.**

LaDonna Harvey

Notary Public

My commission expires:

5/28/08

(Seal)

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

I, or we, 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, $57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 **day of** Nov, '06.

Notary Public

My commission expires:

(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Property owner and party responsible for payment of taxes:
Marvin Cook
PO Box 148761
Nashville, TN 37214

Parcel #059-16-0-203.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009