Davidson County DEEDWARR
Recvd: 02/26/07 09:28 3 pgs
Fees:18.00 Taxes:395.90
20070226-0023151

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20 day of **February, 2007** by and between, **CITIFINANCIAL INC.** hereinafter called Grantor, David Jenner & Charles DeVier 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:

See Attached Exhibit A for Legal Description

Commonly Known as: 155 McCall Street Nashville, TN 37211

Subject to 2007 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed under Davidson County Register's Instrument Number 20070108-0003123

Tax Parcel Number: 16-133-7-003.00

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 Berthiaume

Kathryn L. Berthiaume
TITLE: **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 6 day of February, 2007.

-SEAL- KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05/23/2007

Kelly Kilcrease
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 $107,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Kathryn L Berthiaume, VP
Affiant

Subscribed and sworn to before me this the 6 day of February, 2007.

Kelly Kilcrease
Notary Public

My Commission Expires:

KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05/23/2007

Owner's Mailing Address:
David Jenner & Charles DeVier
155 McCall Street
Nashville, TN 37211

Property Address:
155 McCall Street
Nashville, TN 37211

Person or entity responsible for
The payment of taxes:

David Jenner & Charles DeVier
155 McCall Street
Nashville, TN 37211

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 07-0070JB

Exhibit A

LAND IN THE 6TH, FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT # 29 IN THE PLAN OF HINCHEY-PETWAY PROPERTY, OF RECORD IN MINUTE BOOK "I", PAGE 442, CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, OCTOBER 7, 1953, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF THE NEW ANTIOCH PIKE, FORMERLY MCCALL STREET, AT THE NE CORNER OF THE PROPERTY CONVEYED TO LEWIS E. JOHNSON AND WIFE, BY DEED FROM MRS. JAMES A. COCHRAN, ET AL, OF RECORD IN BOOK 2278, PAGE 533, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID JOHNSON'S PROPERTY SOUTH 3 DEGREES, 05 MINUTES, WEST 214.8 FEET TO THE NORTHERLY LINE OF LOT #39 ON SAID PLAN OF THE HINCHEY-PETWAY PROPERTY; THENCE WITH SAID LINE, SOUTH 87 DEGREES, 15 MINUTES, EAST 94.3 FEET; THENCE NORTH 3 DEGREES, EAST 213.4 FEET TO AND WITH THE WESTERLY LINE OF LOT #5 OF MCMILLAN HEIGHTS SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 2083, PAGE 20, SAID REGISTER'S OFFICE TO THE SOUTHERLY MARGIN OF NOW ANTIOCH PIKE; THENCE WITH SAID PIKE WESTWARDLY 93.3 FEET TO THE BEGINNING.