Davidson County DEEDWARR
Recvd: 08/01/07 11:09 2 pgs
Fees:13.00 Taxes:529.10
20070801-0091280

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of **July, 2007** by and between, **CITIFINANCIAL INC.,** hereinafter called Grantor, Travis and Delores Robertson, husband and wife 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION II, OF RECORD IN BOOK 1424, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly Known as: 420 Moss Trail Goodlettsville, TN 37072

Subject to 2007 Davidson County Taxes and 2007 City of Goodlettsville Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Trustee's Deed under Davidson County Instrument Number 200704090042128.

Tax Parcel Number: 26-9-51.00

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

SEAL
INTEGRATED ASSET SERVICES, INC.
COLORADO

2nd Page of Warranty Deed
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 23rd day of July, 2007.

-SEAL

JOANN P. SMITH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/14/2010

Notary Public
My commission expires:_____

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 $143,000.00 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 23rd day of July, 2007

Notary Public

My Commission Expires:

Owner's Mailing Address:
Travis L. Robertson et ux Delores L. Robertson
420 Moss Trail
Goodlettsville, TN 37072

JOANN P SMITH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/14/2010

Property Address:
420 Moss Trail
Goodlettsville, TN 37072

Person or entity responsible for
The payment of taxes:
Countrywide Bank
1199 North Fairfax St. Ste 500
Alexandria, VA 22314

Prepared by:

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