Davidson County DEEDWARR
Recvd: 11/29/07 15:23 2 pgs
Fees:13.00 Taxes:259.00
20071129-0138677

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of November, 2007 by and between **The CIT Group/Consumer Finance, Inc.**, party of the first part, and CLS INVESTMENT PROPERTIES, INC. party of the second part.

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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

BEING the northerly 3 feet of Lot 3 and the southerly 40 feet of Lot No. 4 on a Re-Subdivision of parts of Lots No. 290 to 294, inclusive, in McGavock, Wetmore and Others First Addition to Nashville, call the Town of McGavock, of record in Book 161, Page 97, Register's Office of Davidson County, Tennessee, and described to a loan survey by T. R. Sanford, dated November 27, 1963, as follows:

BEGINNING at a point in the westerly margin of the 10th Avenue North, formerly Polk Street; 51 feet south of the intersection of said Avenue and Buchanan Street; thence southerly along said margin of said Avenue, 43 feet to a point, which is 120 feet north of a 16 foot alley; thence westerly and parallel to said alley, 150 feet to a point in another 16 foot alley in the rear; thence northerly along the margin of said alley, 43 feet, thence easterly 150 feet to the point of beginning.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20070611-0069484, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, and Easements and other matters of record, including in Plat Book161, Page 97, in the Register's Office of **Davidson** County, Tennessee; year 2007 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, 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 said party of the first part the day and year first above written.

The CIT Group/Consumer Finance, Inc.

By: _____
Printed Name: Mindi Hernandez
Title: AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Mindi Hernandez, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AUTHORIZED SIGNATORY of **The CIT Group/Consumer Finance, Inc.**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The CIT Group/Consumer Finance, Inc.**

WITNESS my hand, at office, this 20th day of November, 2007

A. MCHARGUE NOTARY # 07007267 EXP. 08/08/11 PUBLIC STATE OF OKLAHOMA

_____
Notary Public

Commission Expiration: 8-8-11

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF15766

PROPERTY ADDRESS:
1723 10th Avenue North
Nashville, TN 37208

PARCEL ID NUMBER: 81-11-0-499.00

PROPERTY OWNER AND ADDRESS:
CLS Investment Properties, Inc.
P.O. BOx 325
Madison, TN 37116-0325
MAIL TAX BILLS TO:
SAME

STATE OF TENNESSEE
COUNTY OF Williamson

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 IS $ 70,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Coleen Newcomb
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF November 2007

_____
NOTARY PUBLIC

COMMISSION EXPIRATION: October 25, 2008

BRYAN D SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires October 25, 2008

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\A Fax Cover. The CIT Group\A Special Warranty Deed The CIT Group.wpd