SPECIAL WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/26/07 12:54 2 pgs
Fees:13.00 Taxes:530.03

20071226-0147181

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2007.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

THIS INSTRUMENT WAS PREPARED BY:

RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Schumann	New Owner	Map 105
P.O. Box 148515		Group 0100
Nashville, TN 37214		Parcel 5800

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The CIT Group/Consumer Finance, Inc. hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Anthony Schumann hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

Lot 55 on the Plan of Southside Park Estates, Section 2, of record in Book 4660, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CIT Group/Consumer Finance, Inc. by Substitute Trustee's Deed from Trustee Management Company as Successor Trustee, of record in Instrument 20071105-0130312, said Register's Office.

This conveyance is subject to all matters appearing on the plat of record in Book 4660, page 30, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4814, page 474, Book 4220, page 723, and Book 6236, page 263, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1309 South Street, Nashville, TN 37212

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 13 day of December, 2007.

The CIT Group/Consumer Finance

BY: SHANNON HUTTON

STATE OF OK
COUNTY OF OK

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SHANNON HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the AUTHORIZED SIGNATORY of the The CIT Group/Consumer Finance, Inc. the within named bargainer, and corporation, and that he/she as such AUTHORIZED SIGNATORY, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such .

Witness my hand and official seal this 13 day of December, 2007.

My Commission Expires: 8/8/11

Notary Public

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