RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N/1535

Prepared by and Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6070580

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF $89,900.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **The CIT Group/Consumer Finance, Inc.** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **John Czernoczky and Mihaela Mares,** (herein called "Grantee") the following described property being situated and located in Davidson County, Tennessee, to wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 272, on the Plan of Fairlane Park, Section 3, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 272 fronts 91 feet on the north side of Fairlane Drive and runs back 186.3 feet on the east line and 201.4 feet on the west line, which is a broken line to a dead line in the rear on which it measures 52.7 feet thereon.

Being the same property conveyed toThe CIT Group/ Consumer Finance, Inc., by Substitute Trustee's Deed, from Jeffrey J. Harms, Vice-President fro Trustee Management Company, as Successor Trustee, of record in Instrument # 20070404-0040515, Register's Office for Davidson County, Tennessee, date March 27, 2007 and recorded April 4,2007.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: 318 Fairlane Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in free simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Davidson County DEEDWARR
Recvd: 12/31/07 10:41 2 pgs
Fees:13.00 Taxes:332.63
20071231-0148852

Witness my hand this 17 day of December, 2007.

Shannon Hutton

The CIT Group/Consumer Finance, Inc.
By: SHANNON HUTTON
It's: AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

On this 17 day of December, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SHANNON HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the AUTHORIZED SIGNATORY **(Title)**, the within named bargainor, and that he/she as such AUTHORIZED SIGNATORY **(Title)** executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described property.

WITNESS my hand and official seal, this 17 day of December, 2007.

NOTARY PUBLIC
My Commission Expires: 8/8/11

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$89,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 17 day of December, 2007.

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

NOTARY PUBLIC
My Commission Expires: 8/8/11

ADDRESS NEW OWNER:
318Fairlane Drive
Nashville, TN 37211

MAP AND PARCEL NUMBERS: 148-13-0 / 101.00

****SEND TAX BILLS TO THE SAME ADDRESS**