Davidson County DEEDWARR
Recvd: 12/10/08 11:16 2 pgs
Fees:13.00 Taxes:185.00
20081210-0119117

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Subscribed and sworn to before me this 19 day of November, 2008.

My Commission Expires: 11-26-2011

Affiant

CLAUDIA G ALVEAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 26, 2011

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
KUDZU REAL ESTATE, INC. 1208 JOSEPH AVENUE NASHVILLE, TN 37207 MAP & PARCEL NO. 071-15-0/281.00	KUDZU REAL ESTATE, INC. 2020 FIELDSTONE PKY SUITE 900-903 FRANKLIN, TN 37069

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CITIBANK NATIONAL ASSOCIATION, as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 49 on the Plan of Sharpe and Horn's second subdivision of the Lindsley Property, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Citibank National Association, as Trustee, by Trustee's Deed from Shellie Wallace, Co-trustee, dated August 7, 2008 and filed of record on August 28, 2008, in Instrument No. 20080828-0088540, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1208 JOSEPH AVENUE, NASHVILLE, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS*

LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO. 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.

WITNESS OUR HANDS THIS 19 DAY OF NOVEMBER, 2008.

CITIBANK NATIONAL ASSOCIATION, as Trustee

By Attorney-inFact: Chase Home Finance LLC

by: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rod Wyllie, who, upon oath, acknowledged him/herself to be the Vice President of Chase Home Finance, LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chase Home Finance LLC executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 19 day of November, 2008.

My Commission Expires: 11.26.2011

CLAUDIA G ALVEAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 26, 2011

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Notary Public

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SPECIAL WARRANTY DEED

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