PREPARED BY & RETURN TO: PERRONE & [illegible]
109 WESTPARK [illegible]
BRENTWOOD, TN 3702[illegible]

BO[illegible] 2

Name and Address of New Owner:
Paul Corby
3524 West End Ave.
Nashville, Tn 37205

Send Tax Bills to:

New Owner

MAP AND PARCEL NO.
Map 82-16 Parcel 316

Davidson County DEEDWARR
Recvd: 12/18/02 12:25 3pgs
Fees:18.00 Taxes:446.78
20021218-0156191

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CITIFINANCIAL MORTGAGE COMPANY, INC. (Grantor"), has bargained and sold, and hereby transfers and conveys to **PAUL L. CORBY** ("Grantee"), his successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Taxes for the year 2003 and subsequent years, not yet a lien and subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Williams First Addition to Edgefield, now East Nashville of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 10th day of December, 2002.

CORPORATE SEAL

CITIFINANCIAL MORTGAGE COMPANY, INC.

By: _____
Tony Malone
TITLE: Assistant Vice-President

ATTEST:

By: _____
Deborah Guffey
TITLE: Assistant Secretary

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tony Malone and Deborah Guffey with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Assistant Vice-President and Assistant Secretary, respectively, of CitiFinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Tony Malone as such Assistant Vice-President and Deborah Guffey as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Tony Malone as such Assistant Vice-President and attesting the same by the said Deborah Guffey as such Assistant Secretary.

Witness my hand and official seal at office at Coppell, Texas on this the 10th day of December, 2002.

Notary Public

My Commission Expires: JESSE SILVA NOTARY PUBLIC STATE OF TEXAS COMMISSION EXPIRES: APRIL 12, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$115,000.00~~ $120,750.00 PLC

Affiant

Subscribed and sworn to before me
this 6TH day of December, 2002.

My Commission Expires April 6, 2004

Notary Public

My Commission Expires: 3/25/2006

RITA ... NOTARY PUBLIC WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

EXHIBIT "A"

LAND in **DAVIDSON COUNTY, TENNESSEE**, being Lot No. 21 and the westerly one-half (1/2) of Lot No. 20 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and part of Lot No. 20 front together 75.0 feet on the northerly side of Boscobel Street and run back between parallel lines 175.00 feet to an alley.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated April 2, 2002 and recorded as Instrument No. 20020502-0053915 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 619 Boscobel Street, Nashville, Tennessee 37206.