BOX 50-B

This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Rodney M. Settles 305 Avery Court Brentwood, TN 37027	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	Map 160-16-0-B Parcel 122

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SIRVA RELOCATION LLC, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Rodney M. Settles, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brentwood Chase, Section Two, Revision One, of record in Book 9700, Pages 945, 946, 947, and 948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SIRVA RELOCATION LLC, a Delaware Corporation by deed from Thomas E. Schoenherr, Jr. and wife, Jeralyn Schoenherr, of record in Instrument No. 20030128-0011309, said Register's Office.

This is improved property known as 305 Avery Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 01/28/03 08:47 2pgs
Fees:13.00 Taxes:1232.84
20030128-0011310

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 10th day of December, 2002.

SIRVA RELOCATION LLC

By: Eileen C Koob

Its: Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public of said county and state, Eileen C. Koob with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Manager of SIRVA RELOCATION LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of December, 2002.

Erica Y. Mitchell
Notary Public

NOTARY PUBLIC ERICA Y. MITCHELL STATE OF COLORADO
My Commission Expires Feb. 19, 2006

My Commission Expires: 2/19/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 333,200.00.

Rodney A. Sellers
Affiant

Subscribed and sworn to before me this 13th day of January 2003.

Janice H. Collins
Notary Public

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/06