Name and Address of New Owner:
Curtiswood LLC
Iroquois Ave.
Nashville, TN 37205

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 03/03/03 15:05 3pgs
Fees:18.00 Taxes:279.35

20030303-0027692

MAP AND PARCEL NO.
Map 96-11
Parcel 18

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **CITIFINANCIAL MORTGAGE COMPANY, INC., a/k/a CITIFINANICAL MORTGAGE CORP** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Curtiswood LLC** ("Grantee"), its 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, its 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, for County, a lien, but not yet due and subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Resubdivision of Lot 541, Cloverhill, Section 8, of record in Plat Book 6250, Page 720, Register's Office for Davidson County, Tennessee, and further being subject to Restrictive Covenants of record in Book 2145, Page 262, and Book 2334, Page 307, Register's Office for said County.

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, its 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 18th day of February, 2003.

CORPORATE SEAL

CITIFINANCIAL MORTGAGE COMPANY, INC., a/k/a CITIFINANCIAL MORTGAGE CORP

By: _____

TITLE: Assistant Vice-President

ATTEST:

By: _____

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 Madeline Ricci and Robert Young 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 Madeline Ricci as such Assistant Vice-President and Robert Young 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 Madeline Ricci as such Assistant Vice-President and attesting the same by the said Robert Young as such Assistant Secretary.

Witness my hand and official seal at office at Coppell, Texas on this the 12th day of February, 2003.

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 $75,500.00

Affiant

Subscribed and sworn to before me this 12 day of February, 2003.

Notary Public

My Commission Expires: 3/25/2006

DEANNA THOMAS
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
APRIL 12, 2006

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 described as follows:

Map 96-11; Parcel 18
Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of Resubdivison of Lot 541, Cloverhill, Section 8 as of record in Plat Book 6250, Page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CitiFinancial Mortgage Corp. from Robert M. Wilson, Jr., as Successor-Trustee's by Trustee's Deed being recorded simultaneously herewith as Instrument No. in the Register's Office for Davidson County, Tennessee.

*20030303082791

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3147 Crosswood Drive, Nashville, Tennessee, 37214