Return to:

Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665 #543

Name and Address of New Owner:
Jeff Miller
405 North 16th Street
Nashville TN 37206

Send Tax Bills to:
Bank of America
P.O. Box 35140
Louisville Ky 40232-5140

MAP AND PARCEL NO.
Map 83-10
Parcel 20

Davidson County DEEDWARR
Recvd: 03/24/03 15:49 3pgs
Fees:18.00 Taxes:481.00
20030324-0038958

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 **Jeff Miller*** ("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").

* ALSO KNOWN AS JEFFERY S. MILLER AND JULIE E. MILLER, HUSBAND AND WIFE

JM JM

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, a lien, but not yet due and subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of McEwen Place, of record in Plat Book 332, Page 133, 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 26th day of February, 2003.

CITIFINANCIAL MORTGAGE COMPANY, INC.,

By: _____

TITLE: Assistant Vice-President

CORPORATE SEAL

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 26th day of February, 2003.

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

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00

Affiant

Subscribed and sworn to before me this 7th day of ~~February~~ MARCH, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~3/25/2006~~ 11/27/2006

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 Lots Nos. 260 and 261 on the Map of McEwen Place, of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which plan of record is hereby made for a more complete description thereof.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument No.#20030220-0022427, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 405 N. 16th Street, NASHVILLE, TENNESSEE.