Bk 11

Name and Address of New Owner:
Carlos M. Smith
1417 Preston Drive
Nashville, TN 37206

Send Tax Bills to:
Union Planters Mtg.
1900 Charles Bryan Rd.
Cordova, TN 38018

MAP AND PARCEL NO.
Map 7-16 Parcel 282

Davidson County DEEDWARR
Recvd: 07/09/03 16:14 3pgs
Fees:18.00 Taxes:266.40
20030709-0094937

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 **CARLOS M. SMITH*** ("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").

*an unmarried person

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 notes, easements and setback lines, if any, as may be set forth on the Plan Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davison 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 23rd day of June, 2003.

CORPORATE SEAL

CITIFINANCIAL MORTGAGE COMPANY, INC.

By: Sue Hardee
TITLE: Assistant Vice-President

ATTEST:

By: Julie Couch
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 Sue Harber and Julie Crouch 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 Sue Harber as such Assistant Vice-President and Julie Crouch 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 Sue Harber as such Assistant Vice-President and attesting the same by the said Julie Crouch as such Assistant Secretary.

Witness my hand and official seal at office at Coppell, Texas on this the 23rd day of June, 2003.

Notary Public

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

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $72.000.00

~~CitiFinancial Mortgage Company, Inc.~~, Affiant

By: _____
~~Title~~:

Subscribed and sworn to before me this 23rd day of June, 2003.

Notary Public

My Commission Expires: _____

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

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 Number 2 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to CitiFinancial Mortgage, Inc. from Robert M. Wilson, Jr., as Successor-Trustee by Trustee's Deed dated March 5, 2003 and recorded as Instrument No# 20030509-0062755, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1417 Preston Drive, NASHVILLE, TN 37206