Name and Address of New Owners:
Thomas M. Cagna
800 Old Thrasher Court
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Davidson County DEEDWARR
Recvd: 09/25/03 10:12 3pgs
Fees:18.00 Taxes:952.00
20030925-0142120

TAX ID NUMBERS:

Map 171-8A Parcel 103

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 **Thomas M. Cagna** ("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 said 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:

Subject to property taxes for 2003, a lien, but not yet due; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for Davidson County, Tennessee. And further being subject to Restrictive Covenants and By-Laws of record in Book 7637, Page 925, 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 17 day of September, 2003.

CitiFinancial Mortgage Company, Inc.

By: Adria Burns
TITLE Asst Vice President

Attest: By: Julie Coale
TITLE Asst 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 Adria Brennan and Julie Crouch with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the Asst VP and Asst Secretary respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Asst VP as such Asst Secretary and Adria Brennan as such Julie Crouch being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Adria Brennan as such Asst VP and attesting the same by the said Julie Crouch as such Asst Secretary.

Witness my hand and official seal at office at Irving, Texas, on this the 17 day of September, 2003.

Notary Public

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

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 $260,000.00.

Thomas M Cagna
Affiant

Subscribed ~~and~~ sworn to before me
this 18 day of September, 2003.

Notary Public

My Commission Expires: 11/27/04

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

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN05432

"Exhibit A"

Land in Davidson County, Tennessee described to wit:

Land in Davidson County, Tennessee, being lot No. 103 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, 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 Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from Mary K. Allissandratos, as Successor-Trustee of record in Instrument# 20030207-0016943, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 800 OLD THRASHER COURT BRENTWOOD, TN 37027