Name and Address of New Owners:
Leland Watts
2819 Gallatin Road
Nashville, TN 37216

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:

Map 052-03-0 Parcel 151.00

Davidson County DEEDWARR
Recvd: 10/30/03 15:02 3pgs
Fees:18.00 Taxes:166.50
20031030-0159906

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 **Leland Watts** ("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 2004, not yet a lien; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Arrowhead Estates, Section 2, of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, and further being subject to Restrictive Covenants of record in Record Book 5286, Page 406, 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, 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 29th day of October, 2003.

CitiFinancial Mortgage Company, Inc.

By: Madeline Rucci
TITLE AVP

SEAL
CORPORATE

Attest: By:
TITLE Asst Sec

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, AVP and Robert Young with whom I am personally acquainted and who upon Their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the AVP and Asst Secretary respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Madeline Ricci, AVP as such AVP and Robert Young as such Asst Sec. 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, AVP as such AVP and attesting the same by the said Robert Young as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 29th day of October, 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 $45,000.00.

Affiant

Subscribed and sworn to before me
this 30th day of October, 2003.

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Return To:
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 No. 136 on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, Page 83, Register's Office for **Davidson** County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Successor Trustee's Deed dated July 10, 2003 from Philip M. Kleinsmith, Trustee, of record as Instrument No. 20030715-0098928, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 801 Fawn Lane, Madison, TN 37115