Name and Address of New Owners:
Linda Washington
3413 Bridgeton Cove
Antioch, TN 37013

Send Tax Bills to:
SouthStar Funding, LLC
400 Northridge Road, STE 1000
Atlanta, GA 30350

TAX ID NUMBERS:

Map 151-1A Parcel 57

Davidson County DEEDWARR
Recvd: 11/17/03 14:48 3pgs
Fees:18.00 Taxes:540.20
20031117-0167496

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 **Linda Washington** ("Grantee"), her 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 her 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 certain notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of Chatham Pointe of record in Book 6900, Pages 444-447, Register's Office for Davison County, Tennessee. And further being subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812, and in Book 8667, Page 381, Register's Office for said County. Further subject to By-Laws of record in Book 8679, Page 446, Register's Office for said County, further subject to Charter in Book 7597, Page 977, Register's Office for said County. Also being subject to Deed conveying Common Area of record in Book 7683, Page 718, 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, her 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 12 day of November, 2003.

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE A.V.P. Tony Malone

Attest: By: _____
TITLE Asst Secretary
Robert Young

SEAL
CORPORATE

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 Tony Malone and Robert Young with whom I am personally acquainted and who upon them (his, her, their) oath(s) acknowledged them selves (himself, herself, themselves) to be the AVP and Asst Sec respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Tony Malone 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 Tony Malone 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 12 day of November, 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 $146,000.00.

Linda Washington
Affiant

Subscribed and sworn to before me this 14th day of November, 2003.

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25 2006

My Commission Expires: 3-25-06

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 located in Davidson County, Tennessee, to wit:

Being Lot No. 57, Chatham Pointe as recorded in Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument # 20030711-0096619, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3413 BRIDGETON COVE, ANTIOCH, TN 37013