Name and Address of New Owners:
Colleen M. Johnson
3629 Valley Vista Road
Nashville, TN 37205

Send Tax Bills to:

NEW OWNER

TAX ID NUMBERS:

Map 104-13 Parcel 207

Davidson County DEEDWARR
Recvd: 11/20/03 09:11 3pgs
Fees:18.00 Taxes:696.71
20031120-0169161

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 **Colleen M. Johnson** ("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 Block "B" on the Map of Bellwood of record in Book 547, Page 149 and 150, Register's Office for Davison County, Tennessee. And further being subject to Restrictive Covenants of record in Record Book 331, Page 299, Register's Office for said County; further subject to Sanitary Sewer Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3932, Page 276, 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 14th day of November, 2003.

CitiFinancial Mortgage Company, Inc.

By: Madeline
TITLE AVP

Attest: By:
TITLE Asst Secretary

(1)

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 Rocca and Julie Cook 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 Sec. respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Madeline Rocca as such AVP and Julie Cook 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 Rocca as such AVP and attesting the same by the said Julie Cook as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 14th day of November, 2003.

Notary Public

My Commission Expires:_____

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

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $188,300.00.

Affiant

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

Notary Public

My Commission Expires: _____

RITA ANN MANGRUM
NOTARY PUBLIC
WILLIAMSON CO., TN

My Commission Expires
April 3, 2004

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:

Land situated in the City of Nashville, Davidson County, Tennessee, described as being Lot No. 12 of Block "B" on the Map of Bellwood, as of record in Book 547, Pages 149 and 150, Register's Office for Davidson county, Tennessee.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Substitute Trustee's Deed from E. Franklin Childress, Jr., Clifford D. Pierce, and Mary K. Alissandratos as Substitute Trustee's, of record in Instrument # 20030411-0048787, Register's Office for Davidson County, Tennessee.