Name and Address of New Owners:
Ronnie W. Hall
3759 S. Mount Juliet Rd.
Hermitage, TN 37076

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 01/15/04 13:58 3pgs
Fees:18.00 Taxes:140.60
20040115-0006386

TAX ID NUMBERS:

Map 107-14A Parcel 53

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Company, Inc., a/k/a CitiFinancial Mortgage Company ("Grantor"), has bargained and sold, and hereby transfers and conveys to **RONNIE W. HALL** ("Grantee"), his succesors, 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, 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 Copperfield Terrace Condominiums, as of record in Plan Book 6250, Page 50, Register's Office for Davidson County, Tennessee, and further subject to Terms, and Conditions and Restrictions as may be set forth in Master Deed and By-Laws for Cooperfield Terrace Condominiums of record in Nook 6326, Page 780, said Register's Office.

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 8th day of January, 2004.

CitiFinancial Mortgage Company
Inc. a/k/a CitiFinancial Mortgage Company

By: Madeline Rivera
TITLE Madeline Rivera

Attest: By: Julie Couch
TITLE Julie Couch
Asst Secretary

(1)

(SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Madelene Ricci 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 AVP and Asst Secretary respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Madelene Ricci as such AVP and Julie Crouch as such Asst Secty being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Madelene Ricci as such AVP and attesting the same by the said Julie Crouch as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 8th day of January, 2004.

Notary Public

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

My Commission Expires: 9-29-2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00.

DEANIE L. GREGORY
NOTARY PUBLIC
DAVIDSON
My Commission Expires

Affiant

Subscribed and sworn to before me this 9TH Day of January, 2004.

Notary Public

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 14, 2007

My Commission Expires: ~~3/25/2006~~ 3/14/2007

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"

Property situated in **DAVIDSON COUNTY, TENNESSEE**, Tennessee and being Unit No. 55 on the Plat of Property improvements for Cooperfield Terrace Condominiums as of record in Plan Book 6250, Page 50, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof and more particularly described in Master Deed for Cooperfield Terrace Condominiums of record in Book 6326, Page 790, said Register's Office with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to CitiFinancial Mortgage Company by Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee which deed is dated February 26, 2003, and recorded as Instrument No. 20030408-0046621 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1230 Massman Drive, Nashville, TN 37217