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

Send Tax Bills To:
Same as New Owner

TAX ID NUMBERS:

Map 43-13A Parcel 2

Davidson County DEEDWARR
Recvd: 01/20/04 14:27 3pgs
Fees:18.00 Taxes:55.50
20040120-0007537

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 D. WATTS** ("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 Plat of Robin Hood Condominium Apartments, Unit 1-2 of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, and further subject to Master Deed of record in Warranty Deed of record in Book 5388, Page 524 and Book 6569, Page 149, said Register's Office; and further being subject to Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, Page 1566, in the Office of Secretary of State of Tennessee, and in Book 5383, Page 314, Register's Office for said County, and the By-Laws and rules and regulations of said corporation. Also being subject to sanitary sewers and/or storm drainage easement of record in Book 3436, Page 486, 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, 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 16 day of January, 2004.

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE Sue Harber, Asst Secretary

SEAL
CORPORATE

Attest: By: Julie Couch
TITLE Julie Couch, Asst Secretary

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

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

Notary Public

My Commission Expires:____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00.

Myra Chambless
Affiant

Subscribed and sworn to before me this 19th Day of January, 2004.

Notary Public

My Commission Expires: 3-14-07

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

Land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1-2 in Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, Page 524, and Book 6569, Page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument No. 20030918-0138209, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 323 FOREST PARK, BLDG. 1, UNIT #2, MADISON, TN 37115