Name and Address of New Owners:
Sheri Prosser
126 Jacksonian Drive
Hermitage, TN 37076

Send Tax Bills to:
Same As New Owner

Davidson County DEEDWARR
Recvd: 01/21/04 13:37 3pgs
Fees:18.00 Taxes:246.67
20040121-0008143

TAX ID NUMBERS:

Map 52-3 Parcel 13

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 **Sheri Prosser** ("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 Plan of East Madison Addition as surveyed by A & A Engineers, dated 8-28-86, said plan not of record.

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 15th day of January, 2004.

CORPORATE SEAL

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE Sue Harber, AVP

Attest: By: Julie Crouch
TITLE Julie Crouch, 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 Sue Harber and Julie Crouch with whom I am personally acquainted and who upon ~~his~~ 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 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 Irving, Texas, on this the 15th day of January, 2004.

Notary Public

My Commission Expires:

SHANE NESLER
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
JULY 18, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$70,000.00~~ $66,667.00

Affiant

Subscribed and sworn to before me this 16th day of January, 2004.

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-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 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 508 KINSEY BLVD., MADISON, TN 37115