Name and Address of New Owners:
Arthur Raymond Alley and wife,
Tanya R. Alley

Send Tax Bills To:
Same as New Owner

Davidson County DEEDWARR
Recvd: 02/02/04 11:20 3pgs
Fees:18.00 Taxes:190.55
20040202-0012351

TAX ID NUMBERS:

Map 71-16 Parcel 227

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 **ARTHUR RAYMOND ALLEY AND WIFE, TANYA R. ALLEY**("Grantees"), their 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 Grantees, their 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 certain notes, easements, building setback lines, etc., if any, as may be set forth in the Plan of T. I. Ward Resubdivision of Lots No. 27 thru 34, and Lot Nos. 37 thru 49 in William and Hayes Company Belleview Plan, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees 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 Grantees, their 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 22nd day of January, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Ricci
TITLE Madeline Ricci-AVP

SEAL
CORPORATE

Attest: By:
TITLE Asst Secretary

(SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT)

326 BB

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 Ricci, AVP 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 Madeline Ricci, AVP 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 Madeline Ricci, AVP 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 22nd 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~~ Williamson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,500.00.

Affiant

Subscribed and sworn to before me
this 22ND Day of January, 2004.

Notary Public

My Commission Expires: 7/3/06

HENRY E. RAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

RETURN TO:

Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

"Exhibit A"

Land in DAVIDSON COUNTY, TENNESSEE, being Lot No. 16 on the Map of T. I. Ward Resubdivision of Lots No. 27 thru 34 and Lots No. 37 thru 49 in Williams and Hayes Company Belleview Plan, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated September 18, 2003 and recorded as Instrument No. 20030929-0143080 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1409 Montgomery Avenue, Nashville, TN 37207