Name and Address of New Owners:
Cherry Tree Properties, Inc.
1224 5th Avenue North
Nashville, TN 37208

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 02/19/04 13:40 3pgs
Fees:18.00 Taxes:181.34
20040219-0019359

TAX ID NUMBERS:

Map 82-8
Parcel 383

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 **Cherry Tree Properties, Inc.,** ("Grantee"), its 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, its successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 2004, a lien, not yet due and payable; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Eastwood Addition, Block F, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

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, its 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 10 day of February, 2004.

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE Madeline Rica - VP

Attest:

By: _____
TITLE Asst Secretary

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 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 Madeline Ricci as such AVP and Julie Crouch as such Asst Secretary 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 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 10 day of February, 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 $49010.00.

Affiant (Purchaser)

Subscribed and sworn to before me
This 10th day of February, 2004.

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires:
~~8/25/2006~~ 3-14-07

Return To: and
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 described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Bloch F on the plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Citifinancial Mortgage by Successor-Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument No. 20030530-0072904, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1004 W. EASTLAND AVENUE, NASHVILLE, TN 37206