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

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 02/23/04 16:16 3pgs
Fees:18.00 Taxes:101.75
20040223-0020549

TAX ID NUMBERS:

Map 82-3 Parcel 169

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 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 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 and payable; further subject to certain notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Benedict's Land Co.'s Subdivision of the Lindsley Tract, of record in Book 332, Page 40, 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, 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 17th day of February 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Lucci
TITLE AVP

~~Attest~~xxxxx ~~By~~:xxxxxxxxxxxxxxxxxxxx
~~TITLE~~xxxxxxxxxxxxxxxxxxx

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 xxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon her (his, her, their) oath(s) acknowledged herself (himself, xxxxxx herself, themselves) to be the AVP and xxxxxxxxxxxxxxxxxxxx respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Madeline Ricci as such Assistant VP x and x xxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxx 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 x as such x as such Assistant VP x and attesting the same by the said xxxxxxxxxxxxxxxxxx x as such xxxxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Irving, Texas, on this the 17 day of February 2004.

Notary Public

ESTER M. JOHNSON
MY COMMISSION EXPIRES
August 8, 2006

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,500.00.

Deanie L. Gregory
Affiant

Subscribed and sworn to before me this 20 day of February 2004.

Jennifer Gregory
Notary Public

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

My Commission Expires: 3-14-07

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. 33 on the Plan of Benedict's Land Co.'s Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Substitute Trustee's Deed from Mary K. Alissandratos, as Substitute –Trustee of record as Instrument No. 20031215-0179172, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1008 STOCKELL STREET, NASHVILLE, TN 37207