Name and Address of New Owners:
Alma J. Turner
527 Meade Avenue
Nashville, TN 37027

Send Tax Bills to:
Same

TAX ID NUMBERS:

Map 71-5 Parcel 127

Davidson County DEEDWARR
Recvd: 02/24/04 15:51 3pgs
Fees:18.00 Taxes:323.75
20040224-0021028

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 **Alma J. Turner** ("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, a lien, 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 Brooklyn Heights of the Subdivision of E. C. Scruggs Lots, of record in Book 332, Page 140, Register's Office for Davison 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, 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 17 day of February 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Rizzi
TITLE AVP

Attest: By:_____
TITLE_____

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 AVP with whom I am personally acquainted and who upon her (his, her, their) oath(s) acknowledged herself (himself, herself, themselves) to be the AVP and _____ respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that _____ as such _____ and _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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 _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,500.00.

Affiant

Subscribed and sworn to before me
this 19 day of February 2004.

Notary Public

My Commission Expires: _____

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:

Land in Davidson County, Tennessee, being Lots Nos. 255 and 256 on the plan of Brooklyn Heights of the Subdivision of E. C. Scruggs Lots, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Substitute Trustee's Deed from Mary K. Alissandratos as Successor-Trustee of record in Instrument # 20040114-0005614, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 527 MEADE AVENUE, NASHVILLE, TN 37027

A.T.