Name and Address of New Owners:
Roger C. Reeds and wife,
Myrtle A. Reeds

Send Tax Bills to:
1814 Elizabeth Rd.
Nashville, TN 37218

Responsible Party:
Roger & Myrtle Reeds

TAX ID NUMBERS:

Map 69-16 Parcel 114

Davidson County DEEDWARR
Recvd: 03/10/04 07:37 3pgs
Fees:18.00 Taxes:159.10
20040310-0027230

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 **ROGER C. REEDS AND WIFE, MYRTLE A. REEDS** ("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 Grantee's, 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:

Property taxes for the year 2004, a lien, but not yet due and payable; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Ashton Subdivision of the L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, 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 but no further or otherwise. Not withstanding 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 24 day of February, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Rodgers

TITLE AVP

Attest:

By: Julie Crouch

TITLE Julie Crouch

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 them (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 AVP Madeline Ricci as such _____ and Julie Crouch as such Asst Secret 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 _____ 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 _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,000.00.

Madeline Ricci
Affiant

Subscribed and sworn to before me
this 25 day of February, 2004.

Notary Public

My Commission Expires: _____

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

THISA 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, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Ashton Subdivision of the L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee Trustee of record as Instrument No. 20031111-0165184, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1814 ELIZABETH ROAD, NASHVILLE, TN 37218