Name and Address of New Owners:
Ralph W. Fitzgerald and wife,
Agatha Fitzgerald
3401 Benham Ave.
Nashville, TN 37215

Send Tax Bills to:
Same as New Owners

TAX ID NUMBERS:

Map 141-12B Parcel 57

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 transfe rs and conveys to **RALPH W. FITZGERALD AND WIFE, AGATHA FITZGERALD,** ("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:

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 Plan of Southhampton, Phase III, of record in Plat Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee, further subject to Restrictive Covenants in Book 6120, Page 450; Book 6231, Page 63; By-Laws of record in Book 6355, Page 517, Register's Office for said County.

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 20th day of April, 2004.

Davidson County DEEDWARR
Recvd: 04/22/04 14:45 3pgs
Fees:18.00 Taxes:456.95
20040422-0045880

CitiFinancial Mortgage Company, Inc.

By: Madeline Rice

TITLE AVP

Attest:

By: Julie Crabtree

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, 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 Sec 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 20th day of April, 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 $123,500.00

Affiant

Subscribed and sworn to before me this 21st day of April, 2004.

Notary Public

My Commission Expires: 3-25-2006

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 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, being Lot No. 50 on the Plan of Southhampton, Phase III, as of record in Plat Book 5200, Pages 689 and 690 in the Register's Office for Davidson County, Tennessee, to which plat 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 June 23, 2002 and recorded July 14, 2003 as Instrument #20030714-0097990, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1221 Brenner Drive, Nashville, TN 37221