Name and Address of New Owners:
Hollace McKinley and wife,
Myrna McKinley
2203 Brookvalley Court
Mt. Juliet, TN 37122

Send Tax Bills to:
Same as New Owners

TAX ID NUMBERS:

Map 43-2 Parcel 19

Davidson County DEEDWARR
Recvd: 05/03/04 15:21 3pgs
Fees:18.00 Taxes:229.40
20040503-0050197

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, **HOLLACE MCKINLEY AND WIFE MYRNA MCKINLEY,** ("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 **Subdivision of Lot 27 and part of Lot 29 in the Dixie Pure Food Company Subdivision of record in Book 843, Page 52**, 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 29th day of April, 2004.

CitiFinancial Mortgage Company, Inc.

By: Sue Harbet

TITLE Sue Harbet AVP

Attest:

By: Julie Crowder

TITLE Julie Crowder

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 Sue Harber and Julie Cook 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 Sue Harber as such AVP and Julie Cook 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 Sue Harber as such AVP and attesting the same by the said Julie Cook as such Asst secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 29th day of April, 2004.

Notary Public

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

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 $62,000.00

Affiant

Subscribed and sworn to before me
this 29th day of April, 2004.

Notary Public

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires: 3-14-07

MY COMMISSION EXPIRES
MARCH 14, 2007

THISA INSTRUMENT PREPARED BY:
DEANIE L.GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

Tract No. I:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Harvey Gee, Surveyor, dated November 2, 1951 as follows:

BEGINNING at a point on the southerly margin of Snow Avenue (Commerce Street), said point being 164.8 feet east of the dividing line between Lots No. 6 and 7 of said Subdivision; thence in an easterly direction along the margin of Snow Avenue 116.5 feet to a point; thence continuing around a curve in an easterly and southerly direction 143.7 feet to a point; thence continuing in a southerly direction along the margin of Snow Avenue (Knox Street) 30.6 feet to a point; thence South 82 degrees 49 minutes West 208.2 feet to a point; thence North 15 degrees 02 minutes West 110 feet to the southerly margin of Snow Avenue, the point of beginning.

Tract No. II:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described as follows: Beginning at an iron pin, said pin being N 16 deg. 40' West 145 feet along the west margin of Snow Avenue, formerly Knox Street; from the common corner of Lots 7 and 8 of said Subdivision; thence South 82 deg. 12' West 208.4 feet to an iron pin; thence North 15 deg. 09' West 10.3 feet to an iron pin; thence North 82 deg. 49' East 208.2 feet to an iron pin; thence South 16 deg. 40' East 8.4 feet to an iron pin; thence N. 16 deg. 40' West 145 feet along west margin of Snow Aveneu to the point of beginning.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Successor Trustee's Deed of record as Instrument# 20040302-0023408, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1117 Snow Avenue, Madison, TN 37115