Davidson County DEEDWARR
Recvd: 05/10/04 12:36 3pgs
Fees:18.00 Taxes:514.30
20040510-0053073

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Special Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Valley View Mobile Home Parks, LLC P. O. Box 1536 Goodlettsville, TN 37070-1536	Same as New Owner	Map 18-08 Parcels 12 and 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CITIFINANCIAL MORTGAGE COMPANY, INC., f/k/a First Family Financial Services, Inc., hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto VALLEY VIEW MOBILE HOME PARKS, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: A tract of land in the 2nd Civil District of Davidson County, Tennessee in the City of Goodlettsville at the intersection of Dickerson Road, U. S. Hwy. 41 and 31, and the Old Springfield Road and being more fully described as follows:

BEGINNING at an iron pin on the northerly margin of Dickerson Road, U.S. Hwy, 41 and 31, at the intersection of said margin and the westerly margin of Old Springfield Road; thence,

1) Along the westerly margin of Dickerson Road, U. S. Hwy. 41 and 31, S 19 deg. 46 min. 00 sec. E, a distance of 432.52 feet to an iron pin; thence,

2) N 70 deg. 10 min. 33 sec. E, a distance of 89.77 feet to an iron pin where the width of the margin of Dickerson Road, U.S. Hwy. 41 and 31, changes from 35 feet to 125 feet from the centerline of said road; thence,

3) Along the westerly margin of Dickerson Road, southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 1 deg. 31 min. 40 sec., a distance of 50.00 feet to an iron pin; thence,

4) Leaving Dickerson Road, S 70 deg. 10 min. 33 sec. West, a distance of 209.05 feet to an iron pin at the southeast corner of a tract of land conveyed to John Shiriram by Warranty Deed of record in Book 6393, page 452, Register's Office of Davidson County, Tennessee; thence,

5) With the east line of said tract conveyed to John Shiriram, N 19 deg. 46 min. 00 sec. W, a distance of 482.52 feet to an iron pin; thence,

6) N 70 deg. 10 min. 33 sec. E, a distance of 120.00 feet to the point of beginning.

TRACT II: A tract of land in the 10th Civil District of Davidson County, Tennessee, in the City of Goodlettsville at the northwest

quadrant of the intersection of U.S. Highway 41 and 31, and the L & N Railroad and being more fully described as follows:
BEGINNING at a concrete monument on the west margin of U.S. Highway 41 and 31, and on the north right of way of the L & N Railroad, thence,

1) N 57 deg. 08 min. 57 sec. W a distance of 700.57 feet with the north right of way of the L & N Railroad to an iron pin; thence,

2) N 70 deg. 10 min. 33 sec. E a distance of 533.51 feet to an iron pin on the west margin of U.S. Highway 41 and 31; thence,

3) Southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 14 deg. 29 min. 06 sec. (chord bearing and distance of S 9 deg. 50 min. 23 sec. E 472.76 feet) a distance of 474.02 feet with the west margin of U.S. Highway 41 and 31 to an iron pin; thence,

4) S 3 deg. 31 min. 15 sec. E, a distance of 95.33 feet with the west margin of U.S. Highway 41 and 31 to the point of beginning and containing 3.58 acres.

BEING the same property conveyed to Citifinancial Mortgage Company, Inc., f/k/a First Family Financial Services, Inc. by Successor Trustee=s Deed from Phillip M. Kleinsmith, Trustee, of record in Instrument 20021121-0144670, Register=s Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 708 N. Dickerson Pike, Goodlettsville, TN 37072.

TAXES: State and County and City of Goodlettsville taxes for the year 2004 are a lien, but not yet due and payable, have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And the GRANTOR, CITIFINANCIAL MORTGAGE COMPANY, INC., f/k/a First Family Financial Services, Inc., does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this the 31st day March, 2004.

"GRANTOR"
CITIFINANCIAL MORTGAGE COMPANY, INC., f/k/a First Family Financial Services, Inc.

BY: _____

Michael G. Saulsbury
Vice President

Maryland
Baltimore

Print Name:
Michael G. Saulsbury
Title: Vice President

STATE OF Maryland }
COUNTY OF Baltimore }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael G. Saulsbury, with whom I am personally acquainted and who acknowledged him self to be the Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., f/k/a First Family Financial Services, Inc., the bargainor, a corporation and as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself self as Vice President.

WITNESS my hand and official seal, this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 10-1-05

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Com ires Oct 1, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005