Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

Name and Address of New Owners:
Curbside Properties LLC
P O Box 24883
Nashville TN 37202

Send Tax Bills to:
Curbside Properties
PO Box 24883
Nashville TN 37202

Davidson County DEEDWARR
Recvd: 05/17/04 12:44 3pgs
Fees:18.00 Taxes:239.58
20040517-0057455

TAX ID NUMBERS:

Map 59-9
Parcel 138

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 **Curbside Properties LLC**("Grantee"), its successors, heirs and assigns, certain land in SUMNER 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, its 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 2004, a lien, but not yet due; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the plan of section Three (3), Haynes Estates, of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee. And being subject to Restrictive Covenants of record in Book 4356, Page 971, Register's Office for Davidson 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, its 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 4 day of May, 2004.

CitiFinancial Mortgage Company, Inc.
By: Madeline
TITLE AVP

Attest:
By: Sue Hudson
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 Sue Harbin with whom I am personally acquainted and who upon Tha (his, her, their) oath(s) acknowledged Them (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 Sue Harbin 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 Sue Harbin as such Asst Sec.

Witness my hand and official seal at office at Coppell, Texas, on this the 4 day of May, 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 $64,750.00.

Affiant (Purchaser)

Subscribed and sworn to before me
This 5th day of May, 2004.

Notary Public

My Commission Expires: 03/04/07

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS 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. One Hundred Eighty-Eight, (188) on the plan of Section Three, (3), Haynes Estates, of record in Book 4175, Page 80, 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 Substitute Trustee, of record as Instrument No. 03185721, Register's Office for Shelby County, Tennessee, and of record as Instrument No. 20040428-0048066, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4063 BOYD DRIVE, NASHVILLE, TN 37218.