03

Realty Title
48-A

Name and Address of New Owners:
Kelly A. Morton
125 Hardaway Drive
Goodlettsville, TN 37072

Send Tax Bills to:
Sebring Capital Partners
P.O. Box 117198
Carrollton, TX 75011-7198

TAX ID NUMBERS:

Map 33-8 Parcel 96

Davidson County DEEDWARR
Recvd: 06/21/04 13:53 3pgs
Fees:18.00 Taxes:342.25
20040621-0073208

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 **Kelly A. Morton** ("Grantee"), her 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 her successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2004, a lien, but not yet due and payable; further subject to certain notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Gatewood, Section II, of record in Book 3700, Page 145, Register's Office for Davidson County, Tennessee. Also, being subject to Restrictive Covenants of record in Book 4179, Page 488, Register's Office for said County.

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, her 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 8th day of June, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Ricci
TITLE: Madeline Ricci

Attest: By:
TITLE: ASST Sec

SEAL CORPORATE

(1)

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 Crone with whom I am personally acquainted and who upon Their (his, her, their) oath(s) acknowledged Their (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 Asst Sec as such Julie Crone 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 Crone as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 8th day of June, 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 $92,500.00

Affiant

CLYDE K. MAYES
NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me
this 15TH day of June, 2004.

Notary Public

My Commission Expires: 03/14/2005

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

Exhibit "A"

Land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 360, on the Plan of Gatewood, Section II, as of record in Book 3700, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument # 20030711-0096619, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 125 HARDAWAY DRIVE, GOODLETTSVILLE, TN 37072