Name and Address of New Owners:
Advance Housing Concepts, LLC
780 North Leath Rd.
Portland, TN 37148

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 06/25/04 15:40 3pgs
Fees:18.00 Taxes:122.10
20040625-0075960

TAX ID NUMBERS:

Map 63-2
Parcels 69 & 70

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 **Advance Housing Concepts, LLC,** ("Grantee"), its 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, 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, not yet due and payable; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Nawakwa Hills Powwow Addition, Section 2, of record in Book 974, Page 10, 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 23rd day of June, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline Ricci

TITLE Madeline Ricci, AVP

Attest:

By:

TITLE Assistant Secretary

CORPORATE SEAL

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 Robert Young 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 as such AVP and Robert Young 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 as such AVP and attesting the same by the said Robert Young as such Asst Sec

Witness my hand and official seal at office at Coppell, Texas, on this the 23rd day of June, 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 $33,000.00.

Affiant (Purchaser) by Rosa Hall

Subscribed and sworn to before me
This 24th day of June, 2004.

Notary Public

My Commission Expires: 3-25-06

DEANIE L. GREGORY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE
My Commission Expires MAR. 25, 2006

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, to wit:

Land in Davidson County, being Lots 66, 67 and the south ½ of Lot No. 65 on the Map of Nawakwa Hills Powwow Addition, Section 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., from E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, as Substite Trustee's of record as Instrument No. 20040512-0054993, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1434 AND 1436 OCOEE TRAIL, MADISON, TN 37115