Name and Address of New Owners:
William C. Boone
913 Glendale Lane
Nashville, TN 37204

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 07/29/04 15:35 3pgs
Fees:18.00 Taxes:247.90
20040729-0091096

TAX ID NUMBERS:

Map 96-14 Parcel 221

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 **William C. Boone** ("Grantee"), his 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 his 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 Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3642, Page 478, Register's Office for said County. Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County as they may affect subject property of record in Book 6232, Page 924, and Book 4772, Page 687, 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, his 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 28th day of July, 2004.

CitiFinancial Mortgage Company, Inc.

By: Madeline

TITLE Madeline Ricci, A

SEAL
CORPORATE

Attest: By:

TITLE Robert Y

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 and Robert Young with whom I am personally acquainted and who upon (his, her, their) oath(s) acknowledged (himself, herself, themselves) to be the AVP and Asst Secretary 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 York as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 28th day of July, 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 $67,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2004.

Notary Public

My Commission Expires: 3-14-07

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TEXAS
MY COMMISSION EXPIRES
MARCH 14, 2007

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 in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, as Substitute Trustee's of record in Instrument No. 20040414-0041832, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3040 BOULDER PARK DRIVE, NASHVILLE, TN 37214