Name and Address of New Owners:
Greg Mayo and Wayne Mayo
1943 Pinehurst Drive
Nashville, TN 37216

Send Tax Bills to:

SAME

Davidson County DEEDWARR
Recvd: 08/13/04 14:24 3pgs
Fees:18.00 Taxes:277.50
20040813-0098333

TAX ID NUMBERS:

Map 83-4 Parcel 17

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 **Greg Mayo and Wayne Mayo one-half undivided each as Tenants in Common with right of survivorship** ("Grantees"), their 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 Grantees, their 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 the year 2004, a lien, but not yet due and payable; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, and further subject to Restrictive Covenants of record in Deed Book 1907, Page 593, Register's Office for said County.

Grantor covenants with Grantees 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 Grantees, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise. Not withstanding 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 11 day of August, 2004.

CORPORATE SEAL

Attest:

CitiFinancial Mortgage Company, Inc.

By: Sue Harber

TITLE Sue Harber, AVP

By:

TITLE Julie Crouch Asst. Secl.

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 Sue Harber and Julie Crouch 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 Assistant Secretary respectively of Citifinancial Mortgage Company, Inc., the within named bargainor, a Corporation, and that Sue Harber as such AVP and Julie Crouch as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sue Harber as such AVP and attesting the same by the said Julie Crouch as such Assistant Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 11th day of August, 2004.

Notary Public

ESTER M. JOHNSON
MY COMMISSION EXPIRES
August 8, 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 $75,000.00.

Affiant

Subscribed and sworn to before me
this 12th day of August, 2004.

Notary Public

My Commission Expires: 3-14-07

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

THISA 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. 129 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Successor-Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument No. 20040622-0073409, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2017 ROSE CLIFF DRIVE, NASHVILLE, TN 37206