Name and Address of New Owners:
Brenda G. Grinstead
137 Hodge Court
Nashville,TN 37218

Send Tax Bills to:
FIRST NATIONAL BANK OF ARIZONA
1760 OLD MEADOW ROAD 3RD FLOOR
MC LEAN, VA 22102

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
CTTN04075

Davidson County DEEDWARR
Recvd: 09/08/04 14:42 3pgs
Fees:18.00 Taxes:340.40
20040908-0108702

TAX ID NUMBERS:

Map 58-11 Parcel 115

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 **Brenda G. Grinstead*** ("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").

***an unmarried woman**

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 Royal Hills, Section 2, of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4950, Page 530, 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 21 day of July, 2004.

CitiFinancial Mortgage Company, Inc.

By: Sue Hauber
TITLE AVP

Attest: By: John Crack
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 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 Asst 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 Asst 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 Asst Secretary.

Witness my hand and official seal at office at Irving, Texas, on this the 21 day of July, 2004.

Notary Public

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,000.00.

Pam Mahoney
Affiant

Subscribed and sworn to before me
this 18th day of ~~July~~ August, 2004.

Melissa D. Page
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 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 in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Royal Hills, Section 2, which is of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, Substitute Trustee's of record as Instrument No. 20040526-0061640, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 137 HODGE COURT, NASVILLE, TN 37218.