Name and Address of New Owners:
Robert J. Biancheri
1651 Preston Place
Brentwood, TN 37027

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 09/10/04 15:33 3pgs
Fees:18.00 Taxes:148.00
20040910-0109767

TAX ID NUMBERS:

Map 106-13 Parcel 129

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 **ROBERT J. BIANCHERI** ("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:

Property taxes for the year 2004, a lien, 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 Woodycrest, Section I, as of record in Book 1835, Page 25, 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, his 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 9 day of September, 2004.

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE Madeline Ricci AVP

Attest:

By: _____

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 Madeline Ricci, AVP 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 AST Secretary respectively of CitiFinancial Mortgage Company, Inc., the within named bargainor, a Corporation, and that Madeline Ricci, AVP as such AVP and Julie Crouch as such AST 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, AVP as such AVP and attesting the same by the said Julie Crouch as such AST. Sec.

Witness my hand and official seal at office at Coppell, Texas, on this the _____ day of September, 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 $40,000.00.

Affiant

Subscribed and sworn to before me
this 10th day of September, 2004.

Notary Public

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

My Commission Expires: 3-25-06

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 parts of Lots Nos. 18 and 19 on the Plan of Woodycrest, Section I, as of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Beginning at a point in the Northeasterly margin of Hutton Drive, said point being the common Westerly corner of Lots No.s 19 and 20; thence with the line between said two lots, Northeastwardly 27.5 feet; thence Northwestwardly 225.5 feet to a point in the line between Lots 17 and 18, said point being 15.7 feet Southwesterly from the Northeasterly corner of Lot No. 17 and the Northwesterly corner of Lot No. 18; thence with the line between Lots No. 17 and 18, Southwestwardly 164.3 feet to the Northeasterly margin of Hutton Drive, thence with the same, Southeastwardly 152 feet to the beginning.

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 No. 20040426-0046867, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2014 HUTTON DRIVE, NASHVILLE, TN 37210