Name and Address of New Owners:
Triumph Construction Co., LLC
P.O. Box 2182
Brentwood, TN 37024

Send Tax Bills to:
Same as New Owner

LL# 7154

TAX ID NUMBERS:

Map 82-7 Parcel 315

Davidson County DEEDWARR
Recvd: 10/29/04 15:25 3pgs
Fees:18.00 Taxes:184.63
20041029-0130276

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Citifinancial Mortgage Co., Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to **TRIUMPH CONSTRUCTION CO., 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 2005, not yet a lien; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of East Nashville Real Estaet Co.';s Plan of Lots recorded in Book 57, Page11, 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 22nd day of October, 2004

Citifinancial Mortgage Co., Inc

By:
TITLE Tony Malone, A/D

Attest:

By
TITLE Julie Couch, Asst Secretary

SEAL
CORPORATE

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 Tony Malone, AVP and Julie Conti 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 Co., Inc., the within named bargainor, a corporation, and that Tony Malone, AVP as such AVP and Julie Conti 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 Tony Malone, AVP as such AVP and attesting the same by the said Julie Conti as such Asst Sec.

Witness my hand and official seal at office at Coppell, Texas, on this the22nd day of October, 2004.

Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $49,900.00.

Affiant (Purchaser)

Subscribed and sworn to before me
This 25TH day of October, 2004.

Notary Public

J.C. ROSS
NOTARY
PUBLIC
STATE OF TENNESSEE

My Commission Expires: 4.28.08

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 30 and the east 10 feet of Lot No. 31 on the Map of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 60 feet on the south side of Hancock Street and run back between parallel lines, 175 feet, more or less, along the east margin of Meridian Avenue or Street to an alley in the rear.

Being the same property conveyed to Citifinancial Mortgage Co., Inc. by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute-Trustee of record as Instrument No. 20040816-0098793 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 302 HANCOCK STREET, NASHVILLE, TN 37207