Name and Address of New Owners:
Rosalba Escolar
108 Sugarbush Court
Nashville, TN 37211

Send Tax Bills to:
NEW OWNER

Davidson County DEEDWARR
Recvd: 01/06/05 12:12 3 pgs
Fees:18.00 Taxes:758.13
20050106-0002241

TAX ID NUMBERS:

Map 181-1 Parcel 6

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 **Rosalba Escolar** ("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").

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 2005, not yet a lien; further subject to certain notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Section One, Sugar Valley, of record in P.U.D. Boundary Book 9700, Page 374, as amended in Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee. Further subject to Restrictive Covenants of record in Book 11069, Page 14 and Instrument No. 20040203-0013041, 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 8 day of December, 2004.

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE Tony Malone, AVP

Attest: By: _____
TITLE Julie Crouch, Asst Secretary

CORPORATE SEAL

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 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 Tony Malone and Julie Crouch respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Tony Malone 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 Tony Malone as such AVP and attesting the same by the said Julie Crouch as such Asst Sec.

Witness my hand and official seal at office at Irving, Texas, on this the 8 day of December, 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 $204,900.00.

Natasha Bellsey
Affiant

Subscribed and sworn to before me
this 15th day of December, 2004.

Notary Public

My Commission Expires: 3-31-07

LEE SAVARD
NOTARY PUBLIC
AT LARGE

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

Land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 6 on the Plan of Section One, Sugar Valley, of record in P.U.D. Boundary Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Corrected Trustee's Deed from WILSON & ASSOCIATES, P.L.L.C. as Successor-Trustee of record in Instrument No. 20040809-0095807, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 108 SUGARBUSH COURT, NASHVILLE, TN 37211