Name and Address of New Owners:
Keri Adams and
Matthew Stitzlein
5107 A Georgia Ave.
Nashville, TN 37209

Send Tax Bills to:
Same as New Owners

TAX ID NUMBERS:

Map 94-1 Parcel 199

Davidson County DEEDWARR
Recvd: 01/18/05 14:35 3 pgs
Fees:18.00 Taxes:111.00
20050118-0006175

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 **Keri Adams and Matthew ~~Adams~~ Stitzlein one-half undivided interest 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").

KA
MS.

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 2005, not yet a lien; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Payne Blakemore and Cummings Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

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 January, 2005

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE Tony Malone, AVP

Attest:

By: _____

TITLE Robert Young, 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 Tony Malone and Robert Young 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 Tony Malone as such Asst Secretary and Robert Young as such _____ 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 Robert Young as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 11 day of January, 2005.

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 $30,000.00.

Keri J Adams
Affiant

Subscribed and sworn to before me this 14th day of January, 2005

Deanie L. Gregory
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 Lot No. 165 on the Plan of Payne Blakemore and Cummings Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 50 feet on the westerly side of South 13th Street and runs back between parallel lines on 150 feet to an alley.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from Mary K. Alissandratos as Substitute Trustee of record in Instrument No. 20040910-0109668, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 710 SOUTH 13TH STREET, NASHVILLE, TN 37206