Name and Address of New Owners:
Christian Properties, Inc.
9463 Chesapeake Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner

TAX ID NUMBERS:

Map 72-10 Parcel 215

Davidson County DEEDWARR
Recvd: 02/28/05 10:55 3 pgs
Fees:18.00 Taxes:44.40
20050228-0021478

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 **Christian Properties, Inc.,** ("Grantee"), it's 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, it's 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, a lien, not yet due and payable; further subject to Easement for chartered right-of-way of the Lewisburg and Northern Railroad, if any.

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, it's 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 23 day of February, 2005.

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE AVP

Attest:

By: _____

TITLE 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 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 AVP and Robert Young 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 Robert Young as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 23 day of February, 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 $12,000.00.

Affiant

Subscribed and sworn to before me
this 25th day of February, 2005.

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

Notary Public

My Commission Expires:

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

"Exhibit A"

Land located in Davidson County, Tennessee, to wit:

Beginning at a point in the west margin of Northview Avenue 125 feet North of the northwest corner of Moneta Street and Northview Avenue, said point being 128 and one half (128 ½) feet east of the right-of-way of the Lewisburg and Northern Railroad; thence Northerly with the western margin of Northview Avenue , 55 feet to a point; thence at right angle, Westerly 122 feet, more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence Southerly with the said right-of-way, 55 feet to a point; thence Easterly and parallel with Moneta Street, 128 and one half (128 ½) to the point of beginning.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee of record in Instrument No. 20041019-0125542, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2302 NORTHVIEW AVENUE, NASHVILLE, TN 37216