Name and Address of New Owners:
LBJ Development, Inc.
1597 E. Broadway
Gallatin, TN 37066

Send Tax Bills to:
Same as New Owner

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

TAX ID NUMBERS:

Map 43-13 Parcel 80

Davidson County DEEDWARR
Recvd: 03/02/05 13:46 3 pgs
Fees:18.00 Taxes:86.95
20050302-0023040

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 **LBJ Development, 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 certain notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Forest Park Subdivision at Madison of record in Book 843, Page 44, 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, 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 Tony Malone, _____

Attest:

By: _____

TITLE Robert Young, Asst. Sec.

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 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 Sec respectively of Citifinancial Mortgage Company, Inc., the within named bargainor, a Corporation, and that Tony Malone, AVP as such AVP and Robert Young as such Asst Secty 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 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

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 $23,500.00.

Lois Johnson, Pres.
Affiant

Subscribed and sworn to before me
this 23rd day of February, 2005.

Notary Public

My Commission Expires: 5-25-06

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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:

Land in Davidson County, Tennessee, being Lot No. 43 and 44 of Block "B" on the Map of Forest Park Subdivision at Madison of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 43 and 44 adjoin and front together 50 feet on the northerly said of Maple Street and run back between parallel lines 150 feet, more or less to a dead line

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. 20041229-0153434, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 127 MAPLE STREET, MADISON, TN 37115