This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050442

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$110,000.00**

Affiant

Subscribed and sworn to before me, this **29th day of March, 2005.**

Notary Public
My commission expires: May 23, 2006

TAMILYN STREETER DERRYBERRY Notary Public At Large WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Davidson County DEEDWARR
Recvd: 03/29/05 12:12 2 pg
Fees:13.00 Taxes:407.00
20050329-0033706

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Aubrey L. Hiam 301 Fairbanks Road Goodlettsville, Tennessee 37072	Aubrey L. Hiam 301 Fairbanks Road Goodlettsville, Tennessee 37072	151-10-0-A 104.00 CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CTX Mortgage Company, LLC** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Aubrey L. Hiam, a married man,** hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

BEING Lot No. 310, Phase One, villages of Long Hunter, as shown of record in Instrument Number 20010123-006894, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CTX Mortgage Company, LLC, being one and the same as CTX Mortgage,by Trustee's Deed from Christopher L. Palmer, Successor Trustee, dated March 25, 2005, and being recorded simultaneously herewith; and further being the same property conveyed to Teresa Clement By Warranty Deed from Ole South Properties, Inc. dated September 28th, 2001 of record in Instrument Number 20011005-0108406.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record recorded as Instrument No. 20010123-0006894, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants of record in Instrument No. 20010531-0056382,and subsequently amended in Instrument No. 20031111-0164945 Register's Office of Davidson County, Tennessee.
4. Bylaws for Villages of Long Hunter Homeowners Association, Inc, of record in Instrument No. 20041022-0127537, Register's Office of Davidson County, Tennessee.

This property is improved property known as **7444 East Winchester Drive, Antioch, TN 37013.**

TOGETHER WITH ALL the hereditaments and appurtenances thereunto belonging, or in anywise appertaining to the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees, their heirs, successors and assigns that Grantors, for itself and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND as to matters of title.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor CTX Mortgage Company, LLC, has executed this Special Warranty Deed on this the 28th day of March, 2005.

CTX Mortgage Company, LLC

By: Teresa Baldwin

TERESA BALDWIN, VICE PRESIDENT
(Typed Name)

Title:

STATE OF Texas
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/her self to be the Vice President of CTX Mortgage, and that he/she as such Teresa Baldwin executed the foregoing instrument for the purposes therein contained, by signing the name of CTX Mortgage, by him/her self as Vice President

Witness my hand and seal this the 28th day of March, 2005.

Willie V. Blanks

Printed Name: Willie V. Blanks
Notary Public

My Commission Expires:
1/29/09

WILLIE V. BLANKS
Notary Public, State of Texas
My Commission Expires
January 29, 2009