Name and Address of New Owners:
John P. Cunningham
1966 Edgar Dillard Road
Grennbrier, TN 37073

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:

Map 7-15 Parcel 48

Davidson County DEEDWARR
Recvd: 03/30/05 12:23 3 pgs
Fees:18.00 Taxes:865.80
20050330-0034472

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 **John P. Cunningham** ("Grantee"), his 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, his 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 Plan of Grizzard Manor, Section 5, as of record in Book 4675, Page 163, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Book 4875, Page 228, 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, his 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 15th day of March, 2005.

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE Tony Malone V.P.

Attest:

By: _____

TITLE 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, 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 Secretary 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 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, 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 15th day of March, 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 $234,000.00.

Affiant

Subscribed and sworn to before me
this **22nd** day of March, 2005.

Notary Public

My Commission Expires: **3-14-07**

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

MY COMMISSION EXPIRES
MARCH 14, 2007

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. 119 on the Plan of Grizzard Manor, Section 5, as of record in Book 4675, Page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument No. 20040212-0016745, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2034 GRACELAND DRIVE, GOODLETTSVILLE, TN 37072