Name and Address of New Owners:
William Aaron Campbell
2700 Paddle Wheel Dr.
Nashville, TN 37214

Send Tax Bills to:
Union Planters Bank
P.O. Box 1718
Memphis, TN 38101

TAX ID NUMBERS:

Map 62-2A Parcel 51

Davidson County DEEDWARR
Recvd: 04/04/05 10:57 3 pgs
Fees:18.00 Taxes:425.13
20050404-0036125

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 **William Aaron Campbell*** ("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").

*an unmarried man

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 River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250, Pages 996-997, Register's Office for Davidson County, Tennessee. Further subject to Restrictive Covenants of record in Book 6851, Page 370, Register's Office for said County. Subject to Charter and By-Laws of River Chase Homeowners Association, Inc. of record in Book 6851, Page 363, 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 29 day of March, 2005.

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE Tony Malone, AVP

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 21st day of March, 2005.

Notary Public

My Commission Expires:

GWEN Y JONES
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-29-2006

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,900.00.

Affiant

Subscribed and sworn to before me
this 30 day of March, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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

Return To:

Middle Tennessee Escrow Company
110 Seaboard Lane
Suite 102
Franklin, TN 37067

"Exhibit A"

Land in Davidson County, Tennessee, to wit:

Being Lot No. 14A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250 at pages 996-997, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Substitute Trustee's Deed from Mary K. Alissandraton, Substitute Trustee of record as Instrument No. 20041005-0119679, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2700 PADDLEWHEEL DRIVE, NASHVILLE, TN 37218