Name and Address of New Owners:
Bruce Capers
394 Belle Valley Dr.
Nashville TN 37209

Send Tax Bills to:
Owner

Davidson County DEEDWARR
Recvd: 05/05/05 11:55 3 pgs
Fees:18.00 Taxes:522.35
20050505-0050655

TAX ID NUMBERS:

Map 108-8 Parcel 254

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 **Bruce Capers** ("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 Reelfoot, Section Three of record in Book 6250, Pages 167 and 168, Register's Office for Davidson County, Tennessee. Subject to Right-of-Way Easement of record in Book 10186, Page 823, Register's Office for said County. Further subject to Restrictive Covenants of record in Book 6612, Page 610, 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 27 day of April, 2005.

CitiFinancial Mortgage Company, Inc.

By: _____

TITLE Sue Harber, AVP

Attest:

By: _____

TITLE Robert Young
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 Sue Harber, AVP and Robert Young with whom I am personally acquainted and who upon oath(s) acknowledged they (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 Sue Harber, 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 Sue Harber, 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 29 day of April, 2005.

Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,175.00.

Affiant

Subscribed and sworn to before me
this 29 day of April, 2005.

Notary Public

My Commission Expires: February 2007

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

"Exhibit A"

A certain tract or parcel of land located in Davidson County, Tennessee described as follows:

Being Lot No. 28 on the Plan of Reelfoot, Section Three of record in Book 6250 (erroneously referred to as Book 6256 in Trustee's Deed of record as Instrument No. 20041216-0149815, Register's Office for Davidson County, Tennessee) Page 167 and 168, Register's Office for said County. Said Lot No. 28 fronts 70 feet on the Westerly margin of Reelfoot Drive and extends back 134 feet on the northerly line and 148.63 feet on the southerly line to a broke line in the rear, measuring 85.03 feet thereon.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Trustee's Deed from Christopher L. Palmer as Successor Trustee of record as Instrument No. 20041216-0149815, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3053 Reelfoot Drive, Nashville, TN 37214