Name and Address of New Owners:
Leland Watts
2819 Gallatin Road
Nashville, TN 37216

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 06/08/05 11:19 3 pgs
Fees:18.00 Taxes:180.01
20050608-0065486

TAX ID NUMBERS:

Map 92-6 Parcel 141

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 **Leland D. Watts** ("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:

Subject to property taxes for 2005 and subsequent years; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Map of Fisk University Place, recorded in Plat Book 421, Pages 4 and 5, in the 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, his successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding 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 6 day of June, 2005.

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE Sue Harber, AVP

Attest: By: Alan Flanagan
TITLE Alan Flanagan, 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 Allan Flanagan with whom I am personally acquainted and who upon their oath acknowledged themselves to be the AVP and AST Secretary respectively of Citifinancial Mortgage Company, Inc. the within named bargainor, a corporation, and that Sue Harber, AVP as such AVP and Allan Flanagan as such AST 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 Allan Flanagan as such AST Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 6th day of June, 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 $48,650.00.

Affiant

Subscribed and sworn to before me
this 7th day of June, 2005.

Notary Public

My Commission Expires: 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:
THIS 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, being Lots Nos. 11 and 12 of Block 14 on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 and 12 front 25 feet each on the northerly side of Claire Street and run back between parallel lines 150 feet to an alley. Lot No. 12 running back with the westerly margin of Fern Street.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Special Warranty Deed from Christopher L. Palmer as Successor Trustee of record as Instrument No. 20050509-0051648, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2900 CLARE AVENUE, NASHVILLE, TN 37218