McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Name and Address of New Owners:
Jennifer Whitsel
6201 Rocky Top Drive
Antioch, Tennessee 37013

Send Tax Bills to:
New Owner

TAX ID NUMBERS:

Map 176-5B Parcel 132

Davidson County DEEDWARR
Recvd: 06/24/05 12:03 3 pgs
Fees:18.00 Taxes:510.60
20050624-0072889

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 **Jennifer Whitsel** ("Grantee"), her 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, her 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 County property taxes for 2005 and subsequent years, a lien, not yet due; further subject to notes, easements, and building setback lines, etc., if any, as be set forth on the plan of Hickory Woods, Section C of record in Plat Book 6900, Page 886, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Book 4723, Page 857, Book 7857, Page 94, Book 9616, Page 470, Book 9616, Page 477, Instrument No. 20011015-0111957, Instrument No. 20031010-0150800, Instrument No. 20001207-0120450, Book 9678, Page 187 and Book 11180, Page 802, 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, her 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 20 day of June, 2005.

CitiFinancial Mortgage Company, Inc.

By: Sue Harber
TITLE Sue Harber, AVP

Attest: By:
TITLE Ann Flanagan
Asst Secretary

CORPORATE SEAL

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT

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 Alan Flanagan with whom I am personally acquainted and who upon their oaths acknowledged 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 Alan Flanagan 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 Alan Flanagan as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the ____ 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 $138,000.00.

Affiant

Subscribed and sworn to before me
this 22 day of June, 2005.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

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

Exhibit "A"

Land located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 230 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, Page 886, 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 Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee of record as Instrument No. 20050411-0039866, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 6201 ROCKY TOP DRIVE, ANTIOCH, TN 37013