Name and Address of New Owners:
Madubueze Nwozo
5745 Sterling Oaks Dr.
Brentwood TN 37027

Send Tax Bills to:
New Owner

TAX ID NUMBERS:

Map 148-15 Parcel 143

Davidson County DEEDWARR
Recvd: 01/26/06 09:45 3 pgs
Fees:18.00 Taxes:369.63
20060126-0009793

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 **MADUBUEZE NWOZO, A MARRIED MAN** ("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 County property taxes for 2006 and subsequent years, a lien, not yet due; further subject to owner's certificate, notes, easements, and building setback lines, etc., if any, as be set forth on the plan of Apache Hills, Section 5, Part Two, of record in Plat Book 5050, Page 39, in the Register's Office for Davidson County, Tennessee; further subject to Restrictions of record in Book 5040, Page 357, said Register's Office.

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 12 day of January, 2006.

CitiFinancial Mortgage Company, Inc.

By: _____
TITLE AVP

CORPORATE SEAL

Attest: By: _____
TITLE Robert Young, Asst Secretary

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 Adria Brennan and Robert Gray 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 Adria Brennan as such AVP and Robert Gray 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 Adria Brennan as such AVP and attesting the same by the said Robert Gray as such Asst Secretary.

Witness my hand and official seal at office at Coppell, Texas, on this the 12th day of January, 2006.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,900.00

Mary R Parus
Affiant

Subscribed and sworn to before me
this 13th day of January, 2006.

Notary Public

My Commission Expires: 9/22/07

My Commission Expires

THIS 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 to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for said County.

Said Lot No. 15 fronts 73.30 feet on the Southwesterly margin of Navaho Trail and extends back 107.78 feet on the northwesterly line and 110.51 feet on the southeasterly line to a dead line in the rear, measuring 73.35 feet thereon.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustee's Deed from Aaron L. Squyres as Successor Trustee, of record in Instrument No. 20051103-0132919, Register's Office for Davidson County, Tennessee.

and Karyn Tierney as Co-Trustee

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4005 Navaho Trail, Nashville, TN 37211.