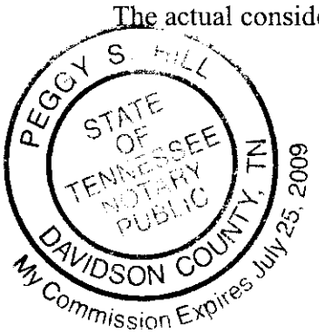
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $254,000.00.



Affiant

Subscribed and sworn to before me this 15th day of August, 2007.

Notary Public

My Commission Expires: 07-25-09

File No. G7-3937W

ADDRESS NEW OWNER(S) :

Brad Shaughnessy and Marianne Shaughnessy
(NAME)

417 Carphilly Court
(STREET ADDRESS)

Nashville, TN 37211
(CITY) (STATE) (ZIP)

SEND TAX BILLS TO:

New owner
(NAME)

417 Carphilly Ct
(STREET ADDRESS)

Nashville Dr.
(CITY) (STATE) (ZIP) 37211

MAP-PARCEL NUMBER

172-5-B-132

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CTX Mortgage Company, LLC** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Brad Shaughnessy and Marianne Shaughnessy, husband and wife** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of STERLING OAKS, PHASE III, as shown by plat of record in Instrument No. 200011220115320, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to CTX Mortgage Company from Christopher S. Gray, Co-Trustee, by Trustees Deed dated January 31, 2007, as Instrument No. 200702140018552, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/11/07 10:04 2 pgs
Fees:13.00 Taxes:939.80
20070911-0108834

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2006 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 417 Carphilly Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 15th day of August, 2007.

CTX Mortgage Company, LLC

Teresa Baldwin

By: TERESA BALDWIN, VICE PRESIDENT
(name) (title)

STATE OF Texas }
COUNTY OF Dallas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Teresa Baldwin, Vice President for CTX Mortgage Company, LLC, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained and who further acknowledged that She is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of August, 2007..

Commission expires: 1-29-09

Willie V. Blanks
Notary Public

WILLIE V. BLANKS
Notary Public, State of Texas
My Commission Expires
January 29, 2009

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066