THIS INSTRUMENT PREPARED BY:
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue
Suite 5

Louisville KY 40299

BILL GARRETT, Davidson County
Trans:T20090026796 DEEDWARR
Recvd: 04/23/09 12:13 2 pgs
Fees:13.00 Taxes:166.50
20090423-0036894

Address New Owner(s)
Belinda Scruggs and Sterling Scruggs
1005 Curdwood Blvd
Nashville, TN 37216

Send Tax Bills To:
Belinda and Sterling Scruggs
1005 Curdwood Blvd
Nashville TN 37216

Map & Parcel Nos.:
061-11-0-170.00

CORPORATE FORM
LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 5th **day of** March, 2009, by and between Olympus Asset Management, Attorney in Fact for **CitiFinancial Services, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Maine, whose address is 40 Manson Libby Road, Scarborough ME 04074, party of the first part, and **Belinda Scruggs and Sterling Scruggs, a** married **persons, whose address is** 1005 Curdwood Blvd, Nashville TN 37216, party of the second part,

WITNESSETH: That for and in consideration of **FORTY FIVE THOUSAND AND 00/100 DOLLARS ($45,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being the westerly one-half Lot No. 13 on the Plan of George Burrus Subdivision of Lot #81 on the Maplewood home Tract, as shown on plat of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Citifinancial Services, Inc. by Trustee's Deed dated April 17, 2008 of record in Instrument #20081105-0110003, Register's Office for Davidson County, TN .

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CitiFinancial Services, Inc., by Olympus Asset Management, Attorney in Fact

By Nicole Legendre

ATTEST:

Secretary Eric Hirshberg

STATE OF ~~TENNESSEE~~ Maine, COUNTY OF Cumberland

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Mason Legendre with whom I am personally acquainted and who, upon oath, acknowledged him/herself to be the Vice President of Olympus Asset Management, Attorney in Fact fo **CitiFinancial Services, Inc.** the within named bargainor, a corporation, and that s/he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as such Vice President.

WITNESS my hand and Official Seal at office this 5th **day of** March, 2009.

My commission expires: JESSICA HAM Notary Public, Maine My Commission Expires April 10, 2015

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Meghan McDonald

Subscribed and sworn to before me, this 5th **day of** March, 2009

Property address:
1005 Curdwood Blv
Nashville, TN 37216

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10, 2015