THIS INSTRUMENT PREPARED BY:

Heritage Title Services
198 East Court Street
Suite 13
Lawrenceburg, KY 40342

BILL GARRETT, Davidson County
Trans:T20090034315 DEEDWARR
Recvd: 05/26/09 09:57 2 pgs
Fees:13.00 Taxes:303.40
20090526-0047933

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Sheri Prosser
PO Box 24
Hermitage TN 37076
Send Tax Bills To:
Sheri Prosser
PO BOX 24
HERMITAGE, TN
37076
Map & Parcel No:
065-09-0-079.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1 **day of May, 2009**, by and between **Citifinancial, Inc.**, **a** corporation organized and existing under and by virtue of the laws of the State of Maine by Maria Legendre, in his/her capacity as Vice President of Olympus Asset Management, Inc., Attorney in Fact, party of the first part, and **Sheri Prosser, a married person,** party of the second part,

WITNESSETH: That for and in consideration of **EIGHTY TWO THOUSAND AND 00/100 DOLLARS ($82,000.00)**, 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 the City of Old Hickory, County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Section Three, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 81 , 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, Inc by Substitute Trustee's Deed of record in 20080813-0083116 recorded 8/13/2008, 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 will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

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 it's duly authorized officers the day and year first above written.

Citifinancial, Inc.

Mason Legendre
By

As: Vice President
Of Olympus Asset Management, Inc., Attorney in Fact, as recorded in Book ____, Page ____; Davidson County, TN 20090526.0047932

X

STATE OF Maine, COUNTY OF Cumberland

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Citifinancial, Inc. by** Mason Legendre **; in his/her capacity as** Vice President **of Olympus Asset Management, Inc., Attorney in Fact,** the within named bargainor, a corporation, and that he/she 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 herself/himself as such Vice President.

WITNESS my hand and Official Seal at office this 1 **day of May, 2009**

My commission expires: RAYLENE MORSE Notary Public, Maine My Commission Expires August 14, 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, **$82,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X

Affiant Eric Hirshberg

Subscribed and sworn to before me, this 1 **day of May, 2009**

RAYLENE MORSE
Notary Public, Maine
My Commission Expires
August 14, 2015

Property address:
4888 Whittier Drive
Old Hickory, TN 37138