I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County DEEDWARR
Recvd: 06/30/09 10:23 3 pgs
Fees:18.00 Taxes:264.55
20090630-0060657

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:

Melinda Sutherland
Heritage Title Services
315 W. Main St, Ste. 38
Hendersonville, TN 37075,

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

Address New Owner(s)
Michael O'Neill
1019 Millwood Lane
Ashland City, TN 37015

Send Tax Bills To:
Michael O'Neill
1019 Millwood Lane
Ashland City, TN 37015

Map & Parcel No:
05307006900

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of** June, **20**09, by and between **CitiFinancial, Inc., by** Mason Legendre **in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial, Inc.,** a corporation organized and existing under and by virtue of the laws of the State of **Maine** by Mason Legendre, it's Vice President party of the first part, and **Michael O'Neill,** party of the second part,

WITNESSETH: That for and in consideration of **SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($71,500.00)**, 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:

All that certain parcel of land in Davidson County, Tennessee, as more fully described in Book 8957, Page 631, Id #53-07-69, being known and designated as Lot 6, Block 1, Plan of Dabbs and Elliott Subdivision No. 1, filed in Plat Book 547, page 97.

Being the same property conveyed to CitiFinancial, Inc. by Trustee's Deed dated April 9, 2009 and recorded in Instrument #20090413-0033217, Davidson County, Tennessee.

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 its duly authorized officers the day and year first above written.

CitiFinancial, Inc. , by Mason Legendre **in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial, Inc.**

By: _____
Mason Legendre

Title: Vice President

_____

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 **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial, Inc.,** 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 8th **day of** June, 2009

My commission expires: _____

_____
Notary Public

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

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, **$71,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Eric Hirshberg

Subscribed and sworn to before me, this 8th **day of** June, **20** 09

_____

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

Property address:
107D 22nd Street
Old Hickory, TN 37138

File # LB187000197