THIS INSTRUMENT PREPARED BY:

Sandra Golden-Woods
Heritage Title Services
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

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

BILL GARRETT, Davidson County
Trans:T20090058806 DEEDWARR
Recvd: 08/27/09 11:55 3 pgs
Fees:18.00 Taxes:203.13
20090827-0080650

Address New Owner(s)
Marvin Cook
P.O. BOX 148761
Nashville, TN 37214

Send Tax Bills To:
Marvin Cook
P.O. BOX 148761
Nashville, TN 37214

Map & Parcel No:
05815013400

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7 **day of** August, **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 **Marvin Cook**, party of the second part,

WITNESSETH: That for and in consideration of **FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($54,900.00)**, 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 Nashville, County of Davidson, State of Tennessee:

Being Lot No. 16 on the Plan of Creekwood North, as of record in Plat Book 4675, Page 16, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Citifinancial, Inc. by Trustee's Deed dated July 10, 2009 of record in Instrument #20090716-0066558 in the records 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 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 Citifinancial, Inc.**

By Mason Legendre

Title: Vice President

MC

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., t**he 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 Resident.

WITNESS my hand and Official Seal at office this 7 **day of** August, 2009

My commission expires:

JENNIFER MERRILL
Notary Public, Maine
My Commission Expires
September 11, 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, **$54,900.00**, 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 7 **day of** August, 2009.

JENNIFER MERRILL
Notary Public, Maine
My Commission Expires
September 11, 2015

Property address:
4140 Creekwood N
Nashville, TN 37218
File # LB187000594

mc