THIS INSTRUMENT PREPARED BY:

Ruth Beach
Heritage Title Services
315 W Main Street, Ste. 38
Hendersonville, TN 37075

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

BILL GARRETT, Davidson County
Trans: T20090078140 DEEDWARR
Recvd: 11/17/09 11:22 2 pgs
Fees: 13.00 Taxes: 203.50
20091117-0105777

Address New Owner(s)
Mari Beerman and Kenneth Lang
3528 Hoggett Ford Rd.
Hermitage, TN 37076

Send Tax Bills To:
Mari Beerman and Kenneth Lang
3528 Hoggett Ford Rd.
Hermitage, TN 37076

Map & Parcel No:
043.02-0-028.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **15th day of October, 2009**, 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 **Mari Beerman, single, and Kenneth Lang, single,** party of the second part,

WITNESSETH: That for and in consideration of **FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($55,000.00)**, 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 Madison, County of Davidson, State of Tennessee:

Westerly 300 feet of Lot 12 Map of the Resubdivision of Lots 2 to 6 inclusive in the subdivision of Lot number 27 and part of Lot number 29 of the Dixie Pure Food Subdivision at Amqui, filed in Book 843, Page 66.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

Being the same property conveyed to CitiFinancial, Inc. by Substitute Trustee's Deed dated July 10, 2009 and recorded in Instrument #20090807-0074490 in the records for Davidson County, TN. Corrected Substitute Trustee's Deed of record in Instrument #20091117-0105775 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 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 15 **day of** October, 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, **$55,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Eric Hirshberg

Subscribed and sworn to before me, this 15 **day of** October, **2009**

Notary Public

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

Property address:
1134 Pierce Road
Madison, TN 37115
File #LB187000638