BILL GARRETT, Davidson County
Trans:T20090078422 DEEDWARR
Recvd: 11/18/09 10:11 2 pgs
Fees:13.00 Taxes:186.85

20091118-0106117

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of **November, 2009,** by and between, **Vericrest Financial, Inc.** hereinafter called Grantor, and **Cindy Hazen** and Theodore Hazen, Married hereinafter called Grantee.

**The CIT Group/Consumer Finance, Inc.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Apache Hills, Section 6, of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description

Being all or part of the same property described in Substitute Trustee's Deed of record at Instrument Number 20080903-0090176 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 4140 Eastview Drive, Nashville, TN 37211

Subject to 2010 Davidson County Taxes hereby assumed by the Grantee.

Tax Parcel Number: 14815020500

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

The CIT Group/Consumer Finance, Inc.
By: Vericrest Financial, Inc., as its Attorney-in-Fact

BY: _____

TITLE: **AUTHORIZED SIGNATORY**

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, a Notary Public in and for said State and County, personally appeared SHANNON HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **AUTHORIZED SIGNATORY** of **Vericrest Financial, Inc. as attorney-in-fact for The CIT Group/Consumer Finance, Inc.** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Vericrest Financial, Inc. as attorney-in-fact for The CIT Group/Consumer Finance, Inc.** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 3 day of November, 2009.

-SEAL-

NANCY ORTIZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

Notary Public

My commission expires: 9-29-12

STATE OF ~~TENNESSEE~~ OK
COUNTY OF OK

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $50,500.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3 day of November, 2009.

My Commission Expires:

Notary Public

NANCY ORTIZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

Owner's Mailing Address:
8136 Cloverland Drive
Nashville, TN 37211

Property Address:
4140 Eastview Drive
Nashville, TN 37211

Person or entity responsible for
The payment of taxes:
Cindy & Theodore Hazen
8136 Cloverland Drive
Nashville, TN 37211

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File #