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: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Larry Hollis
415 Maplewood Dr.
Franklin, TN 37064
Send Tax Bills To:
Larry Hollis
415 Maplewood Dr.
Franklin, TN 37064
Map & Parcel No:
04301011000

BILL GARRETT, Davidson County
Trans: T20090081853 DEEDWARR
Recvd: 12/03/09 10:32 2 pgs
Fees: 13.00 Taxes: 98.05
20091203-0110716

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of** November, 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 **Larry Hollis,** party of the second part,
*unmarried

WITNESSETH: That for and in consideration of **TWENTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($26,500.00),** 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 Madison, County of Davidson, State of Tennessee:

All that certain parcel of Land in Davidson County, State of TN, as more fully described in Book 7970, Page 448 ID #43.01-110, being known and designated as Lot No. 1 Resubdivision of part of Lot "L" of W.T. Ready Subdivision of the Thornton Tract, filed in Book 6050 at Page 98.

Being the same property conveyed to CitiFinancial, Inc. by Trustee's Deed dated September 3, 2009 and recorded in Instrument #20090908-0083717, Davison 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 3 **day of** November, 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, **$26,500.00**, 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 3 **day of** November, 2009

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

Property address:
115 Sarver Avenue
Madison, TN 37115
LB187000817