THIS INSTRUMENT PREPARED BY:

Melinda Sutherland
Heritage Title Services
315 W. Main St., Ste. 38
Hendersonville, TN 37075
615-826-6776

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

Address New Owner(s)
Tay Squared, Inc.
633 Hidden Acres
Madison, TN 37115

Send Tax Bills To:
Tay Squared, Inc.
633 Hidden Acres
Madison, TN 37115

Map & Parcel No:
08303027800

BILL GARRETT, Davidson County
Trans:T20090084998 DEEDWARRSP
Recvd: 12/17/09 11:18 3 pgs
Fees:18.00 Taxes:203.13
20091217-0114897

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **7th day of December, 2009** by **and between CitiFinancial, Inc. by 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 **Tay Squared, Inc.,** 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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the center of Carter Street, at the Northeast corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by Deed from H.P. Nolen and wife, of record in Book 1195, page 234, Register's Office of Davidson County, Tennessee; thence with the Eastern boundary line of said Lanier Property, Southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less, to the point in the center of said Carter Street; thence with the center of said Carter street Westwardly 50 feet to the point of beginning.

Being the same property conveyed to CitiFinancial, Inc. by Trustee's Deed dated October 30, 2009 and recorded in Instrument #20091106-0102647, 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 an on behalf of CitiFinancial, Inc.**

By: Mason Legendre

Title: Vice President

Olympus Asset Management, Inc. INCORPORATED MAR 2 2001

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 an 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 7 **day of** December, 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.

Affiant Eric Hirshberg

Subscribed and sworn to before me, this 7 **day of** December, **2009**

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

Property address:
2302 Carter Avenue
Nashville, TN 37206
LB187001117