This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090087887 DEEDWARRSP
Recvd: 12/31/09 11:33 2 pgs
Fees:13.00 Taxes:99.90
20091231-0118915

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Harley M. Leftwich 927 Russell Street Nashville, TN 37206	SAME	Map:051-06-A Parcel: 008.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LENDMARK FINANCIAL SERVICES, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **HARLEY M. LEFTWICH, UNMARRIED**, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract/parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. I of Royal Property Management, LLC, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Property Management LLC of record in Instrument Number 20050817-0097684, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lendmark Financial Services, Inc. by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee of record in Instrument Number 20090909-0084630, in the Register's Office for Davidson County, Tennessee, dated September 1, 2009 and by Decree of Redemption of record in Instrument NO. 20091217-0114959, said Register's Office.

This is improved property known as 724 Due West Avenue N 8, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The legal description provided herein is exactly the same as in the prior recorded deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of December, 2009.

LENDMARK FINANCIAL SERVICES

By: _____
John L. Bradley

Title: Vice President

STATE OF GEORGIA)
COUNTY OF NEWTON)

On this 23rd day of December, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John L. Bradley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Vice President** of **Lendmark Financial Services,** the within named bargainor, a corporation, and that as such **Vice President** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **John L. Bradley** as such **Vice President.**

Witness my hand and official seal on this the 23rd day of December, 2009.

_____
Notary Public

Commission Expires: 12-15-2013

SANDI G BOWEN
MY COMMISSION EXPIRES
DEC. 15 2013
NEWTON CO., GEORGIA
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $ 27,000.00.

_____
Affiant

Subscribed and sworn before me this 23rd day of December, 2009.

_____
NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013