BILL GARRETT, Davidson County
Trans:T20100031556 DEEDWARRSP
Recvd: 05/26/10 09:43 2 pgs
Fees:13.00 Taxes:632.70
20100526-0040460

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of May, 2010 by and between **Citi Property Holdings, Inc. (Formerly Known As Liquidation Properties, Inc.)** party of the first part, **Kelsie Haskins**, party of the second part.

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 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 County of **Davidson**, Tennessee:

Described property located in Davidson County, Tennessee to wit:

The Northwesterly part of Lot No. 35 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee to which plat reference is hereby given for a more particular description of said property

Said Lot No. 35 fronts 27.91 feet on the 7th Avenue North beginning at a point in the northwest corner of Lot 35 and running thence in a northeasterly direction along Taylor Street 118.33 feet to a point; thence in a southerly direction 27.75 feet to a point; thence with new interior line of Lot No. 35 117.65 feet to a point; in the easterly margin of 7th Avenue North 27.91 feet to the point of beginning.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100120-0004884, in the Register's Office of Davidson County, Tennessee.

"Effective March 1, 2010, Liquidation Properties, Inc. changed its name to Citi Property Holdings, Inc."

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part 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, except for subdivision restrictions, building lines and easements and other matters of record, including Plat Book 21, Page 105, in the Register's Office of **Davidson** County, Tennessee; and year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 said party of the first part the day and year first above written.

Citi Property Holdings, Inc. (Formerly Known As Liquidation Properties, Inc.)
Properties, Inc.
By: Green River Capital, LC, as Attorney in Fact
By: _____
Printed Name: AVIVA BUSH, VICE PRESIDENT
Title: _____

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the vice president of **Green River Capital, LC**, which caused this instrument to be executed on behalf of **Citi Property Holdings, Inc. (Formerly Known As Liquidation Properties, Inc.)** , the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Citi Property Holdings, Inc. (Formerly Known As Liquidation Properties, Inc.)** .

WITNESS my hand, at office, this 11 day of May, 2010.

Amanda Komarnicki
Notary Public

Commission Expiration: 6/4/13

Notary Public
AMANDA KOMARNICKI
Commission #579073
My Commission Expires
June 4, 2013
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
C3130125

PROPERTY ADDRESS:
1332 7th Avenue North
Nashville, TN 37208

PARCEL ID NUMBER: 82-9-20.00

PROPERTY OWNER AND ADDRESS &:
MAIL TAX BILLS TO:
Kelsie Haskins
1332 7th Avenue North
Nashville, TN 37208

State of Tennessee
County of Shelby

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 $ 171,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 18th day of May, 2010.

Phyllis W. Frederick
Notary Public

Commission expiration: 2-13-13

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.Liquidation.1332 7th Avenue No.DavidsonCo.wpd