THIS INSTRUMENT PREPARED BY:

BridgeTrust Title Group
1717 Alliant Ave Ste 5
Louisville, KY 40299
LB187003856

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

BILL GARRETT, Davidson County
Trans:T20110031722 DEEDWARRSP
Recvd: 05/27/11 11:12 3 pgs
Fees:18.00 Taxes:244.20
20110527-0040767

Address New Owner(s)
Wei Xing Guo
884 Arlington Heights
Brentwood , TN 37027

Send Tax Bills To:
Wei Xing Guo
884 Arlington Heights
Brentwood , TN 37027

Map & Parcel No:
149010B10200CO

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of May, 2011**, by and between **CitiFinancial Inc., a Tennessee Corporation,** a corporation organized and existing under and by virtue of the laws of the State of Texas **by Carrie Wallace, in her capacity as Vice President of Closing Operations, of Olympus Asset Management, Attorney in Fact for CitiFinancial, Inc** party of the first part, and **Wei Xing Guo, a married , person party** of the second part,

WITNESSETH: That for and in consideration of **SIXTY SIX THOUSAND AND 00/100 DOLLARS ($66,000.00)**, 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 Antioch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 237, PHASE III, PICCADILLY SQUARE, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Pages 892-894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and J.P. Sellers as Co-Trustee to CitiFinancial Inc., a Tennessee Corporation as recorded on the 1st day of April, 2011 in Instrument No. 20110401-0024973 in the Register's Office of 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., a Tennessee Corporation

By Carrie Wallace

As Vice President of Closing Operations of Olympus Asset Management , Attorney in Fact for CitiFinancial Inc.

STATE OF MAINE , COUNTY OF CUMBERLAND

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Carrie Wallace, in her capacity as Vice President of Closing Operations**, of **Olympus Asset Management, Attorney in Fact for CitiFinancial Inc., a Tennessee Corporation** the within named bargainor, a corporation, and that she as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such.

WITNESS my hand and Official Seal at office this 3rd **day of May, 2011**

My commission expires:

MEGHAN MCDONALD
Notary Public, Maine
My Commission Expires
April 9, 2016



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, ~~$71,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * $ 66,000.00 KS

Barbara D. Robinson
Affiant

Subscribed and sworn to before me, this 4th **day of May, 2011**

Property address:
205 Aldwych Way
Antioch, TN 37013

Kelly Stanton
Notary Public
State at Large, Kentucky
Notary ID 403148
My Commission Expires August 28, 2013

This instrument prepared by
Jason A. Kron, Esq.
Jason A. Kron ESQ
HERITAGE TITLE SERIES, LLC
1717 ALLIANT AVE SUITE 5 LOUISVILLE, KY 40299