THIS INSTRUMENT PREPARED BY:

James L. Grillot, Attorney
1215 Chatam Ridge Lane LB-519
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
Attn: Post Closing (LB187005129)
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans:T20130014931 DEEDWARRSP
Recvd: 02/22/13 10:35 2 pgs
Fees:13.00 Taxes:120.62
20130222-0017847

Address New Owner(s)
Wenford Barnes and Nettie Barnes
4437 Enchanted Cir
Nashville, TN 37218

Send Tax Bills To:
Wenford Barnes and Nettie Barnes
4437 Enchanted Cir
Nashville, TN 37218

Map & Parcel No:
081-06-0-025.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th **day of February, 2013**, by and between **CitiFinancial Services, Inc., by Carrie Wallace, in her capacity as Vice President of Closing Operations for Olympus Asset Management, Inc., a Maine Corporation, its Attorney in Fact,** party of the first part, and **Wenford Barnes and Nettie Barnes, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **THIRTY TWO THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($32,600.00)**, 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, State of Tennessee:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 7886, Page 281, being known and designated as being all of Lot 1, Section 3, on a plan of Cumberland Gardens, recorded on 01/18/1961, filed in plat book record in Book 2854 at Page 146, in the Register of Deed's Office, Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Services, Inc., its successors and assigns, by Trustee's Deed dated January 25, 2013, of record in Instrument No. 20130128-0008574, Register of Deed's Office, 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 PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

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 officer the day and year first above written.

CitiFinancial Services, Inc., by Carrie Wallace, in her capacity as Vice President of Closing Operations for Olympus Asset Management, Inc., a Maine Corporation, its Attorney in Fact

By Carrie Wallace

Title: VP

Carrie Wallace

STATE OF Maine, COUNTY OF Cumberland

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CARRIE WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself, upon oath to be the VICE PRESIDENT of CLOSING OPERATIONS for OLYMPUS ASSET MANAGEMENT, INC., a corporation, Attorney in Fact for and on behalf of CitiFinancial Services, Inc., and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of the said corporation as such Vice President.

WITNESS my hand, at office this 11th day of February, 2013.

Notary Public

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10 2015

My commission expires:

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, **$32,600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Jill Tetrault - Admin

Subscribed and sworn to before me, this 11th day of February, 2013.

Property address:
2606 Vance Avenue
Nashville, TN 37208
LB187005129

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10 2015