Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1001-083
Asset# 5001648145

Davidson County DEEDWARR
Recvd: 03/02/06 10:52 3 pgs
Fees:18.00 Taxes:296.00
20060302-0024210

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8th day of February, 2006, by Citifinancial Mortgage Company Inc., Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Theresa Doyle, Grantee, the following land in Davidson County, Tennessee:

Property located at 713 Hidden Hills Drive, Hermitage, Davidson County, Tennessee 37076 AND:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hidden Hills as of record in Book, 4860, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Trustee's Deed filed on January 27, 2006 as instrument number 20060127-0010464 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 713 Hidden Hill Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Citifinancial Mortgage Company Inc., Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

BY: Melissa Luera
Melissa Luera

ITS: Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Melissa Luera, to me personally well-known, who acknowledged that he/she is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") a corporation, as attorney-in-fact for Citifinancial Mortgage Company Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 8th day of February, 2006.

(Seal)

JULIO GONZALEZ
Commission # 1578486
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

Notary Public

My commission expires: June 10, 2009

State of Tennessee

County of Davidson

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, $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gail Marshall

Affiant

Subscribed and sworn to before me this 22nd **day of February, 2006.**

(Seal)

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Ryan Trammel

Notary Public

My commission expires: 2-1-09

Property owner and party responsible for payment of taxes:
Theresa Doyle
713 Hidden Hill Drive
Hermitage, TN, 37076

Map No. 076-05-0-006.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211