Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-996
PAS#014479461B

Davidson County DEEDWARR
Recvd: 03/16/06 10:43 3 pgs
Fees:18.00 Taxes:300.07
20060316-0030402

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of February 2006, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as attorney-in-fact for US Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dan R. Mills and Tami L. Mills, Grantees, the following land in Davidson County, Tennessee:

Property located at: 619 Center Street, Davidson County, Madison, TN 37115 and: Land in Davidson County, Tennessee, being the westerly part of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres, as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939. Said westerly part of Lot No. 15 fronts 100 feet on the East side of center Street and runs back toward Larkin Springs Road between parallel lines 234 feet to a line in the rear of said westerly part, which rear line measures 100 feet in width.

Being the same property conveyed to U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc., by Trustee's Deed filed on December 9, 2005 as instrument number 20051209-0147962 and by Corrected Trustee's Deed file 3/16/06 as instrument number * in the records of the Register's Office of Davidson County, Tennessee.

*20060316 0030401

Commonly known as: 619 Center Street, Madison, TN 37115.

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 Grantees and unto their 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.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as attorney-in-fact for US Bank, N.A., as Trustee for Citigroup Mortgage Loan trust, Inc.

WELLS FARGO BANK, N.A. NATIONAL ASSOCIATION

BY: _____

Melanie Bycroft
Vice President Loan Documentation

Acknowledgment

State of Iowa
)ss.
County of Polk

On this day before me, a Notary Public, personally appeared Melanie Bycroft, **to me personally well-known, who acknowledged that he/she is the** Vice President **of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as attorney-in-fact for US Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, 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 7 **day of February 2006.**

_____
Notary Public

JANELLE SCHWEER
Commission Number 727989
My Commission Expires
April 19, 2007

My commission expires:

_____
(Seal)

State of TENNESSEE

County of Williamson

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, $81,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dani L. Mills

Affiant

Subscribed and sworn to before me this 13th **day of** ~~February~~ March **2006.**

Notary Public

My commission expires:

(Seal)

W. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Property owner and party responsible for payment of taxes:
Dan R. Mills
619 Center Street
Madison, TN, 37115

Map No. 052-07-0-019.01

Return to:

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