Davidson County DEEDWARR
Recvd: 03/16/06 10:52 3 pgs
Fees:18.00 Taxes:259.00
20060316-0030427

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1001-085
Client No. 4207104

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of March, 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 S & B Management, Inc., Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: 3221 Hummingbird Drive.

Land in Davidson County, Tennessee, being Lot Number 101 on the map of Trappard Heights Subdivision, Section VI, of record in Book 2900, Page 13, Register's Office for said County. Said Lot Number 101 fronts 105 feet in the Easterly side of Hummingbird Drive runs back 348.8 feet on the Southerly line and 380.3 feet on the Northerly line to a dead line and measures 137 feet thereon.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by CORRECTED Trustee's Deed filed on January 26, 2006 as instrument number 20060126-0009876 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3221 Hummingbird Drive Nashville, TN 37218.

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 its successors 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

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 Liablility 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 10th day of March, 2006.

(Seal)

JULIO GONZALEZ
Commission # 1578485
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

Notary Public

My commission expires: June 10, 2009

State of California

)ss

County of Orange

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, $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Lane

Affiant

Subscribed and sworn to before me this 10th day of March, 2006.

(Seal)

JULIO GONZALEZ
Commission # 1578485
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

Notary Public

My commission expires: June 10, 2009

Property owner and party responsible for payment of taxes:

S & B Management, Inc.
3221 Hummingbird
Nashville, TN 37218

Map No. 059-13-0 - 047.00

Return to:

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