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Return to:

Instrument prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Client No. 4206621

Davidson County DEEDWARR
Recvd: 05/11/06 10:16 3 pgs
Fees:18.00 Taxes:277.50

20060511-0055293

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of April, 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 Robert Dale Wilkerson, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 5, West Nashville Annex Resubdivision, and being more particularly described as follows: Fronting 50 feet on Frisco Avenue and running back between parallel lines 108 feet to an alley located at the rear of the property.

Being the same property conveyed to Citifinancial Mortgage Company Inc. by Trustee's Deed recorded the 23 day of March, 2006 as Instrument No. 20060323-0033056 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6393 Frisco Avenue Nashville, TN 37209.

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 his 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"). (Limited Power of Attorney recorded the 2nd day of March, 2006 as Instrument No. 20060302-0024209 in the Register's Office for Davidson County, Tennessee)

BY: Melissa Luera
Melissa Luera

ITS: Authorized Signer

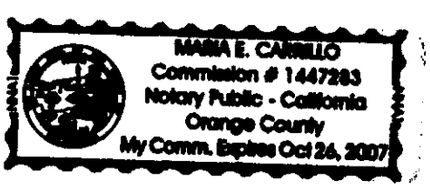
Acknowledgment

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 5th day of April, 2006.

(Seal)



Maria E. Carrillo
Notary Public

My commission expires: 10/26/07

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, $75,000.00, 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 5th day of April, 2006.

(Seal)



Maria E. Carrillo

Notary Public

My commission expires: 10/26/07

Property owner and party responsible for payment of taxes:

Robert Dale Wilkerson
6393 Frisco Avenue
Nashville, TN 37209

Map No. 091-05-0-008.00

Return to:

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