Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1001-087
Client No. 4226015

Davidson County DEEDWARR
Recvd: 06/14/06 11:57 3 pgs
Fees:18.00 Taxes:312.28
20060614-0070974

After recording Return To
Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood, TN 37214

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5 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 Cynthia L. French, Grantee, the following land in Davidson County, Tennessee:

Land referred to in this commitment is described as all that certain property situated in Nashville, in the county of Davidson, and state of Tennessee, and being described in a deed dated 11/24/92 and recorded 12/03/92, among the land records of the county and state set forth above, and referenced as follows: Book 8803 Page 791.

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of resubdivision of Lots 34-35-36-37 and 38 of a subdivision of Lots 41 and 43, West Nashville Annex, of record in Book 547, Page 40, Register's Office for said county. Said Lot 8 fronts 50 feet on the southwesterly margin of Frisco Street, now known as Frisco Avenue, and extends back between parallel lines 107 feet, 6 inches to a 10 foot alley.

Being the same property conveyed to Citifinancial Mortgage Company, Inc., by Trustee's Deed recorded the 10th day of February, 2006 as Instrument No. 20060210-0016778 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6401 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 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 Limited Power of Attorney recorded in the Register's Office for Davidson County as Instrument No. 20060302-0024209.

BY: Melissa Luera
Melissa Luera

ITS: Authorized Signer

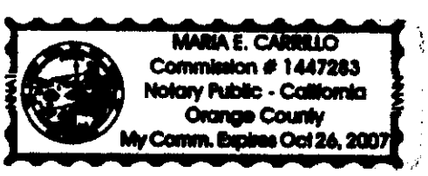
Acknowledgment

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, $84,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Lee

Affiant

Subscribed and sworn to before me this 5th day of April, 2006.

(Seal)

MARIA E. CARRILLO
Commission # 1447283
Notary Public - California
Orange County
My Comm. Expires Oct 26, 2007

Maria E. Carrillo

Notary Public

My commission expires: 10/26/07

Property owner and party responsible for payment of taxes:

Cynthia L. French
6401 Frisco Avenue
Nashville, TN 37209

Map No. 090-08-0-200.00

~~**Return to:**~~

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

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Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood , TN 37214