Davidson County DEEDWARR
Recvd: 06/23/06 10:37 3 pgs
Fees:18.00 Taxes:140.60
20060623-0075044

Account No. 2725785/5002115449

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
7990 Trinity Road, Suite 101
Cordova, TN 38018
File No. 05-1331JB

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
DANIELLE TAYLOR & CATHY KELLY
1002 Meridian Street
Nashville, TN 37207

Map and Parcel Numbers: 82-3-233.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation organized under the laws of the State of Florida, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto Danielle Taylor and Cathy Kelly, as tenants in common with rights of survivorship, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Being the south 40 feet of Lot No. 48 and the north 10 feet of Lot No. 47 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee, and being more fully described according to a survey by John Kohl, dated October 1, 1976, as follows:

Said lot fronts the westerly margin of Meridian Street 50 feet and runs back between parallel lines which measure 137 ½ feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20060103-0000150 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 1002 Meridian Street, Nashville, TN 37207

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Subject to and excepting current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed this 13 day of June, 2006.

CITIFINANCIAL MORTGAGE COMPANY, INC.
BY: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services As Attorney in Fact

By Vilma Salas
~~Melissa Luera~~, Authorized Signer
VILMA SALAS

State of California
County of Orange

VILMA SALAS Before me, a Notary Public in and for said State and County, personally appeared ~~Melissa Luera,~~ **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact for Citifinancial Mortgage Company, Inc. the within named bargainor, and that she as such Authorized Signer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the

Citifinancial Mortgage Company, Inc., by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact, by herself as such.

GIVEN under my hand and notarial stamp this 13 day of June 2006.

LIEZL BARNUM
Commission # 1666746
Notary Public - California
Orange County
My Comm. Expires May 14, 2010

Notary Public

State of ~~TENNESSEE~~ California

County of Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THIRTY EIGHT THOUSAND DOLLARS AND NO CENTS ($38,000.00).

Vilma Solas
, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 13 DAY OF June, 2006.

SWORN TO Notary Public,
My Commission expires: 5-14-2010

LIEZL BARNUM
Commission # 1666746
Notary Public - California
Orange County
My Comm. Expires May 14, 2010