Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1001-142
FAACS # 1474699

Davidson County DEEDWARR
Recvd: 07/25/06 11:35 3 pgs
Fees:18.00 Taxes:736.30
20060725-0089400

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of June, 2006, by CitiFinancial Mortgage Company, Inc, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James Fentress and Shetara Fentress, Grantees, the following land in Davidson County, Tennessee:

All that certain property situated in Antioch in the county of Davidson, and State of Tennessee and being described in a deed dated 05/13/97 and recorded 05/15/97, among the land records of the county and state set forth above, and referenced as follows:
Book 10455 Page 537

Being Lot No. 52, Kensal Green, North, as of record in Book 7900, Page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to CitiFinancial Mortgage Company, Inc., by Trustee's Deed filed on April 12, 2006 as instrument number 20060412-0042275 in the records fo the Register's Office of Davidson County, Tennessee.

Commonly known as: 3613 Dove Creek Road, Antioch, TN 37013.

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.

CitiFinancial Mortgage Company, Inc authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services "FAACS"), as attorney in fact and/or Agent

BY: Vilma Solas

ITS: Vice President

Recorded
Davidson County
date 3/2/2006

Instrument #
20060302-0024209

Acknowledgment

State of California

County of Orange **ss.**

On this day before me, a Notary Public, personally appeared Vilma SALAS **, to me personally well-known, who acknowledged that he/she is the** Vice President **of** CitiFinancial Mortgage Co Inc**, 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 23rd **day of** June **,** 2006**.**

Notary Public

My commission expires: 5-14-2010

(Seal)

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

State of: California

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, $199,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vilma Delos

Affiant

Subscribed and sworn to before me this 23rd **day of** June, 2006

Notary Public

My commission expires: 5-14-2010

(Seal)

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

Property owner and party responsible for payment of taxes:
James & Shetara Fentress
3613 Dove Creek Road
Antioch, TN, 37013

Map No. 150-12-0-A-183.00

Return to:

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