2797454

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-099
#2797454

Davidson County DEEDWARR
Recvd: 09/21/06 12:02 3 pgs
Fees:18.00 Taxes:333.00
20060921-0117148

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31st day of July, 2006, by CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to John P. Cunningham, Jr., Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 696 on the plan of Parkwood Estates, Section 4, of record in Plat Book 4060, at page 1, Register's office for Davidson County, Tennessee, which reference is hereby made for a more complete description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc by Trustee's Deed recorded March 13, 2006 as Instrument No. 20060313-0028687.

Commonly known as: 3204 Healy Drive, Nashville, TN 37207.

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.

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, $ 90,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Velma Sales
Affiant

Subscribed and sworn to before me this 31st **day of** July, 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:
John P. Cunningham, Jr.
3204 Healy Drive
Nashville, TN, 37207

Map No. 050-14-0-015.00

Return to:

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

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services

BY: Velma Solas

ITS: Vice President

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Velma Solas, **to me personally well-known, who acknowledged that he/she is the** Vice President **of National Default REO Services, LLC, d/b/a First American Asset Closing Services, a corporation, as attorney-in-fact for CitiMortgage, Inc. successor by reason of merger with 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 31st **day of** July, 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