Davidson County DEEDWARR
Recvd: 09/28/06 10:11 2 pgs
Fees:13.00 Taxes:295.63
20060928-0119954

S&K #: 06-CL0690

SPECIAL WARRANTY DEED

THIS DEED, between Citigroup Global Markets Realty Corp., organized and existing under the laws of the United States of America hereinafter called Grantor, and Scott and Lisa Dreher, hereafter called Grantees.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 88B on the Plan of Tulip Grove Woods, Phase I, as of record in Book 6900, Page 73, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument 20050728-0088377, Register's Office of Davidson County, Tennessee.

For prior title, see Substitute Trustee's Deed of record in Instrument 20060802-0093806, in said Register's Office of Davidson County, Tennessee. and QCDeed 20060928-0119953

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Citigroup Global Markets Realty Corp.

BY: Mary C

Title: AVP

Wells Fargo Bank, NA successor by merger to
Wells Fargo Home Mortgage, Inc. as
Attorney-in-Fact

STATE OF Maryland
COUNTY OF Frederick

GRETCHEN N. SHIBLEY
Notary Public, State of Maryland
County of Washington
My Commission Expires April 11, 2009

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Smith of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. as Attorney-in-Fact for Citigroup Global Markets Realty Corp., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 15 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 4-11-09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $79,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 15th day of September, 2006.

Notary Public

My Commission Expires: 6-30-10

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

Property Address: 538 Debbie Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Scott and Lisa Dreher
538 Debbie Drive
Hermitage, TN 37076

S & K File # 06-CL0690

Map & Parcel - 076-01-0-133.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

PLEASE RETURN TO:
*EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122