Box 13 #12286

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-153
FAACS # 2894033

Davidson County DEEDWARR
Recvd: 10/04/06 11:03 3 pg
Fees:18.00 Taxes:518.00
20061004-0122952

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22 day of September 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, 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 Alicia Leos Moreno, *unmarried Grantee, the following land in Davidson County, Tennessee:

Situated in Davidson County, TN.

All that piece, parcel or lot of land situate, lying and being in Davidson County, TN and known and designated as Lot 110 on the Final Planned Unit Development of Piccadilly Square, Phase I, recorded in Plat Book 5200, Pages 720, 721 and 722, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Trustee's Deed filed on April 28, 2006 as instrument number 20060428-0048682 in the records of the Register's Office of Davidson County, Tennessee.

Said Trustee's Deed re-filed on June 26, 2006 as instrument number 20060626-0076165 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 800 Bayswater Place, Antioch, TN 37013.
A.K.A.562 Picadilly Row, 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 Grantee and unto her heirs and assigns forever, subject to 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, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

State of TN
)ss.
County of Davidson

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, $ 140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 **day of** September, 2006.

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State of TENNESSEE
Davidson County

My commission expires:

7/25/09

(Seal)

Property owner~~, and party responsible for payment of taxes:~~
Alicia Leos Moreno
~~800 Baywater Place~~ 562 Picadilly Row
Antioch, TN, 37013

Send tax bill to:
Chase Bank USA
1400 E. Newport CENTER Drive
Deerfield Beach, FL 33442

Map No. 149 020A 080.00CO

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 it's duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: CECILIA RAMIREZ, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared CECILIA RAMIREZ, VICE PRESIDENT **of FAACS, 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 22 day of September 2006.

_____
Notary Public: LIEZL BARNUM

My commission expires:

MAY 14, 2010
(Seal)

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