Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-292
FAACS# 3187788

Davidson County DEEDWARR
Recvd: 12/13/06 09:57 3 pgs
Fees:18.00 Taxes:334.85
20061213-0153620

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5 day of December 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 Greg Self, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 35 feet of lot No. 113, and the westerly 25 feet of lot No. 114 on the Map of Riverside Drive Subdivision as of record in Book 974, pages 60 & 61. Register's Office for said County.
Said parts of said Lot No's 113 & 114 adjoin and front together 60 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line, according to a survey dated November 18, 1941, by Z.J. Wilkinson, Surveyor.

Being the same property conveyed to CitiFinancial Mortgage Company Inc. in Trustee's Deed filed as instrument number 20061101-0135397.

Commonly known as: 1705 Litton Avenue, Nashville, TN 37216.

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, 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.

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

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

POA Recorded 10/4/2006 Inst # 20061004-0122951

BY: _____

ITS: KIRSTEN GILCHRIST, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared KIRSTEN GILCHRIST, 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 5 day of December 2006.

J. M VERDUGO
Commission # 1566613
Notary Public - California
Orange County
My Comm. Expires Apr 4, 2009

_____
Notary Public: J.M. VERDUGO

My commission expires:

APRIL 4, 2009
(Seal)

State of Tennessee

County of Williamson)ss.

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, $90,500.00, 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 12th **day of** December, 2006.

Notary Public

My commission expires:

(Seal)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Greg Self
1705 Litton Avenue
Nashville, TN, 37216

Map No. 07212020900

Return to:

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