Account No. **2924936**/5001025601

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
7990 Trinity Road, Suite 101
Cordova, TN 38018
File No. 06-0634JB

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
CHARLES E. BOGARD II
5025 EAST CALGARY
Murfreesboro, TN 37129

Map and Parcel Numbers: 15007004900

Davidson County DEEDWARR
Recvd: 01/11/07 12:42 3 pgs
Fees:18.00 Taxes:369.63
20070111-0004626

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.., a corporation organized under the laws of the State of Florida, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto CHARLES E. BOGARD II, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Lot 30 on the Plan of Towne Village of the Country Subdivision, Section 1 as shown in Plat Book of record at Plat Book 5200, Page 55-56, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Citifinancial Mortgage Company, Inc. by Substitute Trustee's Deed recorded as Instrument Number 200605300063327 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 3112 Towne Village Road Antioch, TN 37013

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Subject to and excepting 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.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed this 3 day of January 2007.

CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.BY: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services As Attorney in Fact.

By _____
Kristen Gilchrist, Vice President

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

State of California
County of Orange

Before me, a Notary Public in and for said State and County, personally appeared Kirsten Gilchrist, Vice President, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the Vice President of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact for CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact, by herself as such.

GIVEN under my hand and notarial stamp this 3 day of January 2007.

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

NotaryPublic: J.M. VERDUGO

State of CALIFORNIA

County of ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINETY-NINE THOUSAND NINE HUNDRED AND ZERO CENTS ($99,900.00).

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

Kirsten Gilchrist, Vice President , Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 3 DAY OF January 2007.

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

SWORN TO Notary Public, J.M. VERDUGO
My Commission expires: APRIL 4, 2009

RETURN TO:
[illegible]