Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-340
3275150

Davidson County DEEDWARR
Recvd: 03/12/07 12:37 3 pgs
Fees:18.00 Taxes:381.10
20070312-0030059

SPECIAL WARRANTY DEED

3275150

(Corporation)

Special warranty deed made on the 8th day of March 2007, by CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc. 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.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Chris Harper, Grantee, the following land in Davidson County, Tennessee:

Land in Davison County, Tennessee, being Lot No. 114 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, which is of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the westerly side of Whoopee Trail, now known as Mohawk Trail, and extends back between parallel lines 149 feet to a 1 foot reserved strip, and measure 50 feet thereon.

Being the same property conveyed Citifinancial Mortgage Co., Inc. by trustee's deed recorded in the register's office of Davidson County as instrument number 20061228-0159864.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Commonly known as: 1522 Mohawk Trail, Madison, TN 37115.

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 merger with Citifinancial Mortgage Company, Inc. by its duly authorized attorney inf fact Nation Default REO Services, a Delaware Limited Liability Company, d/b/a/ First American Asset Closing Services ("FAACS), recorded in the register's office of Davidson County as instrument #20061004-0122951.

BY: _____

ITS: JEFF SCHMIDT; AUTHORIZED SIGNER

Acknowledgment

State of CALIFORNIA
)ss.
County of _ORANGE

On this day before me, a Notary Public, personally appeared MARCH 8, 2010, to me personally well-known, who acknowledged that he/she is the JEFF SCHMIDT; AUTHORIZED SIGNER of First American Asset Closing Services, a corporation, as attorney-in-fact for CitiMortgage 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 8 day of March 2007.

(Seal)

_____
Notary Public MONA HAJATI
My commission expires: JULY 3 2010

MONA M. HAJATI
Commission # 1679458
Notary Public - California
Orange County
My Comm. Expires Jul 3, 2010

State of Tennessee }
}ss
County of Williamson }

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, $103,000.00, 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 9th day of March 2007.

KIMBERLY A. CAUTHERN (Seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public
My commission expires:

Property owner and party responsible for payment of taxes:
Chris Harper
1522 Mohawk Trail
Madison, TN, 37115

Map No. 06302002500

Return to:

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