Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-300
3193157

Davidson County DEEDWARR
Recvd: 05/30/07 14:20 3 pgs
Fees:18.00 Taxes:332.63
20070530-0064205

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of May 2007, by Citimortgage, Inc. successor by merger with Citifinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact National Default Title Services LLC., 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 Joanie R. Adkins and Benjamin K Adkins, Grantee, the following land in Davidson County, Tennessee:

Located in the 14D-44880 Civil District of Davidson County, Tennessee.

Land in the 14th Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Raymond E. Binkley, surveyor on December 20, 1978, as follows:

Beginning at an iron pin on the south margin of Gray's Point Road, 1.4 miles, more or less, from Eaton Creek Road; thence along the south margin of said Gray's Point Road, S 73 deg. 30 sec. W 225.5 feet to an iron pin; thence leaving said Road S 4 deg. 05 sec. E 100.0 feet to a point; thence S 4 deg. 25 min E 396.8 feet to a point; thence N 44 deg 00 min E 200.0 feet; thence N 42 deg. 00 sec. E 159.0 feet; thence N 12 deg. 40 sec. W 304.8 feet to the beginning point, containing 2.34 acres, more or less.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustees Deed dated November 15, 2006 and filed for record in Instrument No. 20061115-0141603, Register's Office for Davidson County, Tennessee. Refer to Attorneys Affidavit filed December 04, 2006 as instrument number 20061204-0149286 in Davidson County, Tennessee.

Commonly known as: 4471 Grays Point Road, Joelton, TN 37080.

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.

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 in fact National Default TItle Services, LLC, a Delaware Limited Liability Company, d/b/a First American Asset CLosing Services ("FAACS") by limited Power of Attorney reocrd in the Register's Office of Davidson County as Instrument #20061004-0122951

BY:_____

ITS: JESSICA RAMIREZ, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JESSICA RAMIREZ, VICE PRESIDENT of FAACS, a corporation, as attorney-in-fact for Citimortgage, Inc. successor by 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 9 day of MAY 2007

(Seal)

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

Notary Public: MONA M. HAJATI
My commission expires: JULY 3, 2010

State of Tennessee }
}ss
Cpunty 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, $89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th **day of** May, 2007.

Notary Public

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

My commission expires:

My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Joanie Adkins
4471 Grays Point Road
Joelton, TN, 37080

Map No. 02900011300

Return to:

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