Davidson County DEEDWARR
Recvd: 05/30/07 14:27 3 pgs
Fees:18.00 Taxes:142.45
20070530-0064208

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-424
Client No. 3435831

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of May, 2007, by CitiFinancial, Inc., a Tennessee corporation, Attorney in Fact for Washington Mutual Finance, Inc., an Ohio corporation, Attorney in fact for Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, doing business as Washington Mutual Finance, Grantor.

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

Land in Davidson County, Tennessee, being the Eastern Half of Lot No. 20, in the Homestead plan of the late John Trimble in Nashville, Tennessee, as of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee.

Said Western Half of Lot No. 20 fronts 25 feet on the Northerly side of Shephard Street, formerly Tennessee Street, and runs back between parallel lines about 1349 feet to an alley.

Being the same property conveyed to CitiFinancial, Inc., a Tennessee corporation, Attorney-in-Fact for Washington Mutual Finance, Inc., an Ohio corporation, Attorney-in-Fact for Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, doing business as Washington Mutual Finance in Trustee's Deed filed as instrument number 20070329-0037340.

Commonly known as: 20 Shephard Street, Nashville, TN 37210.

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.

CitiFinancial, Inc., a Tennessee corporation, Attorney in Fact for Washington Mutual Finance, Inc., an Ohio corporation, Attorney in fact for Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, doing business as Washington Mutual Finance, 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"), by Limited Power of Attorney recorded the 4th day of October, 2006, as Instrument #20061004-0122151 in the Register's Office for Davidson County, Tennessee.

BY: Julie Crouch

ITS: Assistant Vice President

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Julie Crouch, **to me personally well-known, who acknowledged that he/she is the** AVP **of** CitiFinancial, **a corporation, as attorney-in-fact for CitiFinancial, Inc., a Tennessee corporation, Attorney in Fact for Washington Mutual Finance, Inc., an Ohio corporation, Attorney in fact for Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, doing business as Washington Mutual Finance, 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)

JOHN MATTHEW HENNEBURY
Notary Public, State of Texas
My Commission Expires
April 12, 2008

Notary Public

My commission expires: 4/12/08

State of Texas
)ss
County of Dallas

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, $38,500.00, 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 9 day of May, 2007.

(SEAL)

JOHN MATTHEW HENNEBURY
Notary Public, State of Texas
My Commission Expires
April 12, 2008

Notary Public

My commission expires: 4/12/08

Property owner and party responsible for payment of taxes:

Or Nitzan
20 Shephard Street
Nashville, TN, 37210

Map No. 10504012600

Return to:

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