Return To and,
Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1005-004
Client No. 626304646

Davidson County DEEDWARR
Recvd: 06/11/07 12:21 3 pgs
Fees:18.00 Taxes:230.51
20070611-0069668

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of May, 2007, by CitiMortgage, 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 Paul Kazanofski and Sara Kazanofski, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 117 of Five Oaks, a Planned Unit Development of record in Plat Book 5200, page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed on December 18, 2006 recorded as instrument number 20061218-0155464 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 117 Five Oaks Drive, Nashville, TN 37217.

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.

PK | S

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

CitiMortgage, 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 recorded as Instrument number 20061004-0122951 in the Register's Office of Davidson County.

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., 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 16 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
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, $62,300.00, 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 6th day of June, 2007.

(SEAL)

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

Notary Public

My commission expires:_____

Property owner and party responsible for payment of taxes:
Paul Kazanofski
~~**117 Five Oaks Drive**~~ 150 LAKE PARK DR.
~~**Nashville, TN, 37217**~~ HENDERSONVILLE TN 37075

Map No. 107 05 0A 117.00

Return to:

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