Return To:

[redacted]
Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-398
3379411

FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 07/11/07 12:40 3 pgs
Fees:18.00 Taxes:483.59
20070711-0082641

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11 day of June, 2007, by Citifanancial Mortgage Co., 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.

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

All that certain parcel of land in Davidson County, State of TN, as more fully described in Book 10483, Page 226, ID# 61-07-214, being known and designated as Lot 3, Plan of Young-Dale Subdivision, filed in Plat Book 230 at Page 22, recorded 03/11/1955.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustee's Deed recorded February 22, 2007 as Instrument No. 20070222-022508.

Commonly known as: 4305 Burrus Street, Nashville, TN 37216.

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.

Citifanancial Mortgage Co., 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. by Limited Power of attorney record as instrument number 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 Citifanancial Mortgage Co., 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 22 day of June, 2007.

(Seal)

Notary Public: MONA M. HAJATI

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

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, $130,700.00, 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 at 9th **day of** July, 2007.

Notary Public

(Seal)

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 4/28/09

Property owner and party responsible for payment of taxes:
Edgar Cole
4305 Burrus Street
Nashville, TN, 37216

Map No. 61 07 214

Return to:

FEARNLEY & CALIFF, PLLC
ATTORNEYS AT LAW
565 MARRIOTT DRIVE, SUITE 850
NASHVILLE, TN 37214