Account No. **3457686**/5001747956

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
7990 Trinity Road, Suite 101
Cordova, TN 38018
File No. 07-0480JB

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
~~LELAND WATTS~~ Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 07/19/07 10:34 3 pgs
Fees:18.00 Taxes:248.83
20070719-0085863

Map and Parcel Numbers: 92-6-419.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.., a corporation organized under the laws of the State of Florida, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto ~~LELAND WATTS~~ Leland D. Watts, married herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 5, on the plan of Lapsley, as shown by plat appearing of record in Plat Book 57, Page 3, of Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot. Said lot fronts 30 feet on the west side of 28th Avenue North and runs back between parallel lines 88 feet.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 200704110043354 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 812 28th Avenue North Nashville, TN 37208

FILE BOX 45

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Subject to and excepting 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.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed this 9 day of July, 2007.

CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.BY: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services As Attorney in Fact.

By _____
JESSICA RAMIREZ, VICE PRESIDENT

State of California
County of Orange

Before me, a Notary Public in and for said State and County, personally appeared **JESSICA RAMIREZ, VICE PRESIDENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact for CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact, by herself as such.

GIVEN under my hand and notarial stamp this 9 day of July, 2007.

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

NotaryPublic: MONA M. HAJATI

State of CALIFORNIA

County of ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIXTY SEVEN THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO CENTS ($67,250.00).

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or Agent

JESSICA RAMIREZ, VICE PRESIDENT , Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 9 DAY OF July, 2007.

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

SWORN TO Notary Public, MONA M. HAJATI
My Commission expires: JULY 3, 2010