Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-432
5001513707
3457689

Davidson County DEEDWARR
Recvd: 08/29/07 12:06 3 pgs
Fees:18.00 Taxes:258.63
20070829-0103688

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25 day of July, 2007, by CitiMortgage, Inc. successor by reason of merger with Citifinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact, National Default Title Services, LLC. A Delaware Limited Liabilty 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 Misty M. Ellis, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the plan of J.G. Grissim's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said county, being Lot No. 3 on the Map of Harland Realty Company's subdivision of said tract, not or record, described according to a survey made by Pete Meyer, Surveyor, July 9, 1946, as follows:

Beginning on the southerly margin of Granda Avenue at a point 100 feet west of the southwest corner of said Avenue and Evon Street, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 317.7 feet to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos 3 and 4; thence with the line between said two lots, northwardly 317.4 feet to the southerly margin of Granda Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. in Trustee's Deed filed as instrument number 20070403-0039668.

Commonly known as: 1014 Granada Avenue, Nashville, TN 37206.

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 reason of 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 record as Instrument # 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 First American Asset Closing Services, a corporation, as attorney-in-fact for CitiMortgage, Inc. successor by reason of 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 25 day of JULY 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, $69,900.00, 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 22nd day of August, 2007.

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

Notary Public

My commission expires: 9/20/08

Property owner and party responsible for payment of taxes:
Misty M. Ellis
1014 Granada Avenue
Nashville, TN, 37206

Map No. 08301020100

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