Davidson County DEEDWARR
Recvd: 03/13/08 12:45 3 pgs
Fees:18.00 Taxes:430.68

20080313-0025362

Account No. 3864348

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

Address New Owners ("Grantee") AND Property Owner:
JONATHAN DALTON
5028 COLEMONT DRIVE
ANTIOCH, TN 37013

Agency Responsible for Payment of Taxes:
WELLS FARGO BANK, NA
2600 LAKE LUCIEN DRIVE
MAITLAND, FL 32751

Map and Parcel Numbers: 16202019500

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 JONATHAN DALTON, AN UNMARRIED MAN, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Lot 199, Plan of Colewood Acres, Section 3, as shown on plat of record in Plat Book 4175, Page 45 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20071121-0136169 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 5028 Colemont Drive Antioch, TN 37013

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 20th day of February, 2008.

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

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 _____
DAN OUTLAND, Vice President

State of California
County of Orange

Before me, a Notary Public in and for said State and County, personally appeared Dan Outland, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself 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 he 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 himself as such.

GIVEN under my hand and notarial stamp this 20 day of February, 2008.

ANTHONY PHAN
COMM. #1584892
Notary Public · California
Orange County
My Comm. Expires Jun. 4, 2009

NRO1 NRO1

_____
Notary Public: Anthony Phan

State of CALIFORNIA

County of Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED SIXTEEN THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS ($116,400.00).

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

Dan Outland, Vice President , Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 20 DAY OF February, 2008.

SWORN TO Notary Public, Anthony Phan
My Commission expires: June 4, 2009

