Prepared by and Return to:
Attorney Brad Teplitsky
293 Walnut Bend Rd. S. #103
Cordova, TN
38018

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/20/08 11:19 2 pgs
Fees:13.00 Taxes:370.00
20080320-0028254

SPECIAL WARRANTY DEED

Tax ID
075-08-0-225.00

THE GRANTOR: Citi Mortgage, Inc., a corporation, whose address is 1000 Technology Dr., MS 314, O'Fallon, MO 63308, FOR VALUABLE CONSIDERATION, in the amount of ($10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS to Jeremy Bockman (Grantee"), the following tract of land in the County of Davidson, State of Tennessee with the following legal description:

> Lot 16, SECTION 1, HUNTERS HILL, as shown on plat of record in Plat Book 5800, Page 350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as: 741 Albany Dr. Heritage, TN 37076

This being the same property to CitiMortgage, Inc. recorded in Instrument No. 200802040010970 in the Davidson County Register's Office, in the State of Tennessee.

This property is being conveyed subject to restrictions, dedications, conditions, reservations, easements, and building lines and other matters shown of record in the Register's Office of Shelby , County, Tennessee. Also subject to 2008 County of Davidson taxes, not yet due and payable.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE AS, NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year written below.

EXECUTED this 27 day of February, 2008

Angelo DeSanti's
Vice President

CitiMortgage, Inc. by Keystone Asset Management, Inc., Its Attorney-In-Fact

State of Pennsylvania)
County of Montgomery)

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared, Angelo DeSantis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President of CitiMortgage, Inc., the within named bargainor, a corporation, and that such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

(Seal)

Celeste B Freeman-Robinson
Signature of Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Celeste B. Freeman-Robinson, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires May 18, 2009
Member, Pennsylvania Association of Notaries

Name of Notary

My commission expires on _____, 20____.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $100,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Angelo DeSantis
Vice President
Affiant

Subscribed and sworn to before me this the 27 day of February, 2008.

Celeste B Freeman Robinson
Notary Public

My commission expires:_____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Celeste B. Freeman-Robinson, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires May 18, 2009
Member, Pennsylvania Association of Notaries

New Owner and Mail Tax Bills To:
Jeremy Bockman
741 Albany Dr.
Heritage NT 37076

NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA