Davidson County DEEDWARR
Recvd: 03/24/08 09:52 4 pg:
Fees:23.00 Taxes:673.40
20080324-0028686

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-035

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12th day of March, 2008, by CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James L. York and Terresa Annette York, Grantees, the following land in Davidson County, Tennessee:

Being Unit No. 18 on the Plan of Pennington Villas Townhomes of record in Instrument No. 200408120097543 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description and established by Master Deed of record in Instrument No. 200408110097169 Register's Office for Davidson County.

Being the same property conveyed to CitiMortgage, Inc. in Trustee's Deed filed on September 7, 2007 as instrument number 20070907-0107468 as shown of record in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2521 Pennington Bend Road, #120 Nashville, TN 37214.

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 Grantees and unto their 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.

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 its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services

POA recorded Instrument # 20061004-0122951

BY: _____

ITS: Vice President

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Dan Ostland, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** Nat'l Default REO Services dba FAACS **a corporation, as attorney-in-fact for CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services, 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.**

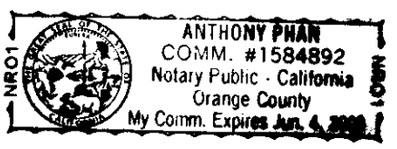
Witness my hand and seal this 17 **day of** March, 2008.

Notary Public

My commission expires:

June 4, 2009

(Seal)



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, $182,000.00, 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 17th **day of** March, 2008.

Notary Public

My commission expires: ~~3-7-2011~~
3-7-2011
(Seal)

AMBER MCCUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Property owner and party responsible for payment of taxes:
James L. York
2521 Pennington Bend Road, #120
Nashville, TN, 37214

Map No. 052140A0 1800C0

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211