$ 448.50

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-109
4066434

Davidson County DEEDWARR
Recvd: 04/23/08 09:34 4 pgs
Fees:23.00 Taxes:425.50
20080423-0041358

SPECIAL WARRANTY DEED
(Corporation)

* Company Inc.
CJ

Special warranty deed made on the 14th day of April, 2008, 2008, by CitiFinancial Mortgage, organized and existing under the laws of the United States of America, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Benedict S. Leto, Grantee, the following land in Davidson County, Tennessee:

Property located at 221 Charleston Drive. Goodlettsville, TN 37072 County of Davidson. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being lot No. 66, on the plan of Charleston Square, Section II, as shown on plat of record in Plat Book 5200, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to CitiFinancial Mortgage Company Inc. by Trustee's Deed filed for record on February 15, 2008 as instrument number 20080215-0015138 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 221 Charleston Drive, Goodlettsville, TN 37072.

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 his 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.

Citi Financial Mortgage Company Inc., organized and existing under the laws of the United States of America, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

POA recorded instrument# 20061004-0122951

BY: _____

ITS: _____

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Yadira Capacete, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** FAACS, **a corporation, as attorney-in-fact for CitiFinancial Mortgage, organized and existing under the laws of the United States of America, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), 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 14 **day of** April,

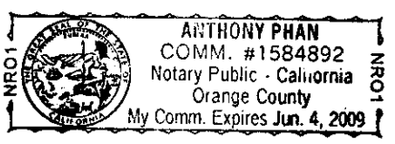
_____.

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, $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 15th **day of** April, 2008.

Notary Public

My commission expires: 3-7-2011

(Seal)

AMBER MCQUISTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property owner and party responsible for payment of taxes:
Benedict S. Leto
221 Charleston Drive
Goodlettsville, TN, 37072

Map No. 018070 11600

Return to:

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