Account No. 4127247

Davidson County DEEDWARR
Recvd: 05/15/08 10:13 3 pg
Fees:18.00 Taxes:314.50
20080515-0049921

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 and Agency
Responsible for Payment of Taxes:
LELAND D. WATTS
2819 Gallatin Road
Nashville, TN 37216

Map and Parcel Numbers: 149-03-003200

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 LELAND D. WATTS, married, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Lot 429, Edge-O-Lake Estates, Section Six, as shown in Plat Book of record at Plat Book 3700, Page 15 and 16, 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 20080325-0029429 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 2446 Broadview Drive Nashville, TN 37217

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 12 day of May, 2008.

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 _____

State of California
County of Orange

Dan Ostland

Before me, a Notary Public in and for said State and County, personally appeared ~~Kirsten Gilchrist,~~ Vice President, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself 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 she 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 herself as such.

GIVEN under my hand and notarial stamp this 12 day of May, 2008.

NRO1 ANTHONY PHAN COMM. #1584892 Notary Public - California Orange County My Comm. Expires Jun. 4, 2009 NRO1

NotaryPublic: Anthony Phan

State of ~~TENNESSEE~~ California

County of Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHTY FIVE THOUSAND DOLLARS AND NO CENTS ($85,000.00).

_____, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 12 DAY OF May, 2008.

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

