Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-129
4141378

Davidson County DEEDWARR
Recvd: 05/19/08 12:43 3 pgs
Fees:18.00 Taxes:222.37
20080519-0051137

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th **day of** April, **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**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts,* Grantee, the following land in Davidson County, Tennessee:

*married

BEING Lot No. 54, Royal Hills, Section 1, as of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CitiFinancial Mortgage Company Inc. in Trustee's Deed filed as instrument number 20080411-0036845, in the Register's office of Davidson County, Tennessee.

Commonly known as: 3900 Lunn Drive, Nashville, TN 37218.

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.

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: Yadira Capacete, VP

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 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 28 **day of** April, 2008.

_____
Notary Public

My commission expires:
June 4, 2009

_____
(Seal)

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

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, $60,100.00, 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 5th **day of** May, 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:
Leland D. Watts
~~3900 Linn Drive~~ / 2819 Gallatin Road
Nashville, TN, ~~37218~~ 37216

Map No. 05811004500

Return to:

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