Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-132
4147189

$ 210.40

Davidson County DEEDWARR
Recvd: 05/23/08 13:03 3 pgs
Fees:18.00 Taxes:192.40
20080523-0053083

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of May, 2008 by 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, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Steven Turner, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 134, SHEPARDWOOD SUBDIVISION, SECTION 2, as shown on plat of record in Plat Book 4460, Page 66, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. in Trustee's Deed filed as instrument number 20080328-0031181.

Commonly known as: 2606 Bethwood Drive, Nashville, TN 37207.

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.

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 # 20061001-0122951

BY: _____

ITS; Yadira Capucete, VP

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Yadira Capucete **, 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 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 15 **day of** May, 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 TN

County of Williamson ss.

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, $52,000.00, 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 21st **day of** May, 2008.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Steven Turner
2606 Bethwood Drive
Nashville, TN, 37207

Map No. 0611300 2400

Return to:

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

ST