Account No. 3799578

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
7990 Trinity Road, Suite 101
Cordova, TN 38018
File No.

Davidson County DEEDWARR
Recvd: 06/10/08 11:46 3 pgs
Fees:18.00 Taxes:118.77
20080610-0059691

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
ROBERT PAYNE AND TERESA PAYNE
P.O. Box 158388
Nashville, TN 37215

Map and Parcel Numbers: 19-103.02-0C-016.00

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 ROBERT PAYNE AND TERESA PAYNE, Married, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Unit 16, West End Terrace Condominiums, as established under Master Deed of record in Book 6657, Page 549, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Citimortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20071015-0121879 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 276 White Bridge Road, Unit 16, Nashville, TN 37209

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 ____ 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

Before me, a Notary Public in and for said State and County, personally appeared Yadira Capacete, **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 _____, 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 27 day of May, 2008.

_____

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

NRO1 NRO1

State of ~~TENNESSEE~~ California

County of Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THIRTY TWO THOUSAND ONE HUNDRED DOLLARS AND NO CENTS ($32,100.00).

SUBSCRIBED AND BEFORE ME, THIS THE 27 DAY OF May, 2008.

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

