$639.60

(1)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-058
3827230

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 6th day of June 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 Brenda J. Hudson and Roger W. Hudson, married, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd. Civil District of Davidson County, Tennessee, being lot No. 30 and part of Lot No. 31, on the plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, register's Office for said county, described together as follows:

Beginning on the Southeasterly margin of Fairway Drive at a point 10 feet Northeast of the corner of Lots No. 31 and 32; Thence with said drive Northeastwardly 153 feet to the corner of Lots No. 29 and 30; Thence with the line of Lot No. 237; Thence with the Westerly line of Lots No. 237 and 238, and 239, Southwardly 234.2 feet to the Northerly line of the Baxter Property; Thence with said line Westwardly 114 feet to the corner of Lots No. 31 and 32; Thence with the line between said two lots Northwestwardly 53.7 feet; Thence Northeastwardly 10 feet; Thence Northwestwardly 325 feet to the beginning.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Trustee's Deed filed on October 19, 2007 as instrument number 20071019-0124141 and shown of record in the Register's Office of Davidson County, Tennessee.

Commonly known as: 231 Fairway Drive, Nashville, TN 37214.

Davidson County DEEDWARR
Recvd: 06/19/08 09:27 3 pgs
Fees:18.00 Taxes:621.60
20080619-0063060

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 Grantees and unto their 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 # 20061004-0122951

BY: _____

ITS: Nadina Capacete, VP

Acknowledgment

State of California

)ss.

County of Orange

On this day before me, a Notary Public, personally appeared Nadina Capacete, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** (FAACS) First American Asset Closing Services **corporation, as attorney-in-fact for CitiFinancial Mortgage Company, Inc 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 6 **day of** June, 2008.

_____

Notary Public

My commission expires:

_____

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, $168,000.00, 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 18th **day of** June, 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:
Roger Hudson
231 Fairway Drive
Nashville, TN, 37214

Map No. 095-070-118.00

Return to:

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