Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-116
4092996

$443.13

Davidson County DEEDWARR
Recvd: 07/03/08 10:53 3 pg
Fees:18.00 Taxes:425.13
20080703-0068933

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of June, 2008, by CitiFinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact, National Default Title Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, (FAACS).

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dinh Van Nguyen, Grantee(s), the following land in Davidson County, Tennessee:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, page 80, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

TRACT II:
Lying and being in Davidson County, Tennessee, and being part of Lot 45 on the Plan of Gra-Mar Acres, Section 5 as of record in Book 2330, page 19, Register's Office for said County.

Said tract fronts twenty feet on the northerly side of Lemont Drive and extends back 282.9 feet on the westerly side, 12 feet on the northerlyside of said lot, and the easterly line of said tract runs from a point 12 feet easterly from the southwest corner of said Lot 45, being a tract of land 20 feet wide on the south and 12 feet wide on the north, of the western portion of said Lot 45.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc. by Substitute Trustee's Deed filed for record March 17, 2008 as instrument number 20080317-0026459 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 803 Lemont Drive, Nashville, TN 37216.

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 Title Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, (FAACS).

POA recorded instrument number 20061004-0122951.

BY: Melissa Luera

ITS: Melissa Luera, VP

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Melissa Luera, **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., 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 13 **day of** June, 2008.

Notary Public

My commission expires:

(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, $ 14,900.00 , 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 2nd day of July, 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:
Dinh Van Nguyen
803 Lemont Drive
Nashville, TN, 37216

Map No. 051 14 0 028.00

Return to:

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