$295.50

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2092-071

Davidson County DEEDWARR
Recvd: 08/07/08 10:13 3 pgs
Fees:18.00 Taxes:277.50
20080807-0081410

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of July, 2008, by CitiMortgage Inc. by its duly authorized attorney in fact Single Source Property Solutions.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Mashhoor Ayoub and Elizabeth Ayoub, Husband and Wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract No. 3 of a survey made by Carroll, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots 20, 21, and 24, in the H.L. Simpkins division of the L.G. Curtis land, as of record in Book 547, Page 39, Registers Office for Davidsion County, Tennessee. Said Tract No. 3 fronts 60 feet on the north side of Curtis Street and extends back between parallel lines 200 feet to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to CitiMortgage, Inc. in Corrected Substitute Trustee's Deed filed as instrument number 20080221-0016811.

Commonly known as: 3308 Curtis Street, 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 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.

CitiMortgage Inc. by its duly authorized attorney in fact Single Source Property Solutions.

POA instrument # 20080807.0081409

BY: Brittany Sutton

ITS: Closing Coordinator

Acknowledgment

State of Pennsylvania
)ss.
County of Allegheny

On this day before me, a Notary Public, personally appeared Brittany Sutton **, to me personally well-known, who acknowledged that he/she is the** Closing Coordinator **of** Single Source Property Solutions**, a corporation, as attorney-in-fact for CitiMortgage,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 15th **day of** July 2008 **,** _____.

John C. Servetta

Notary Public

My commission expires:

_____

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John C. Servetta, Notary Public
Castle Shannon Boro, Allegheny County
My Commission Expires Aug. 9, 2008
Member, Pennsylvania Association Of Notaries

State of TN

)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, $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl L Rogers

Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th **day of** August, 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:
Maskhor Ayoub
3308 Curtis Street
Nashville, TN, 37218

Map No. 070-09-0 022.00

Return to:

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