Davidson County DEEDWARR
Recvd: 08/14/08 10:01 4 pgs
Fees:23.00 Taxes:314.50
20080814-0083646

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1112
1134025321

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of July, 2008, by US Bank National Association as Trustee for Citigroup Asset-Backed Pass-Through Certificates, Series 2006-FX1,by its duly authorized attorney in fact Wells Fargo Bank N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ernest J. Phipps, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot No. 83, on the Plan of Donelson Heights, Section 2 of record in Book 1835, Page 39 Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to US Bank National Association, as Tustee for Citigroup Asset-Backed Pass-Through Certificates, Series 2006-FX1 by Trustee's Deed as filed for record on June 05, 2008 as instrument number 20080605-0057594 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2718 McCampbell Avenue, Nashville, TN 37214.

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.

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.

US Bank National Association as Trustee for Citigroup Asset-Backed Pass-Through Certificates, Series 2006-FX1,by its duly authorized attorney in fact Wells Fargo Bank N.A.

POA: instrument # 20070917-0110816

BY: _____

ITS: ~~Jana Scherf~~
Vice President Loan Documentation

Acknowledgment

State of Minnesota
)ss.
County of Dakota

* WELLS FARGO BANK, N.A.

On this day before me, a Notary Public, personally appeared Jana Scherf **, to me personally well-known, who acknowledged that he/she is the** Vice President **of** ~~Loan Documentation~~ * **, a corporation, as attorney-in-fact for US Bank National Association as Trustee for Citigroup Asset-Backed Pass-Through Certificates, Series 2006-FX1, 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 30 **day of** July, 2008 **,**
_____.

Mark Van Ede

Notary Public

My commission expires: January 31, 2013

1/31/2013

(Seal)



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, $85,000.00 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 13th **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:
Ernest J. Phipps
PO BOX 635
Hermitage TN 37138

Map No. 096-05-0-179.00

Return to:

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