Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-153
4244704

387.63

Davidson County DEEDWARR
Recvd: 08/25/08 10:16 3 pgs
Fees:18.00 Taxes:369.63

20080825-0087042

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of August, 2008, by Citimortgage, Inc., by its duly authorized Attorney in Fact National Default Services, LLC, a Delaware Limited Company dba First American Asset Closing Services, FAACS, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Lola Hibbert, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Maplewood Heights Subdivision, as shown by Plat of Record in Book 547, page 77 and 78, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Citimortgage, Inc. by Substitute Trustee's Deed filed for record May 5, 2008 as instrument number 20080505-0045688 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3831 Saunders Avenue, 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 Grantee and unto her 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 National Default Services, LLC, a Delaware Limited Company dba First American Asset Closing Services, FAACS.

POA instrument # 20061004-0122951

BY: _____

ITS: Yadira Capacete, VP

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared Yadira Capacete, **to me personally well-known, who acknowledged that he/she is the** VICE President **of** FAACS, **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 14 **day of** AUGUST, 2008.

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

Notary Public

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, $99,900.00, 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 22nd 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:
Lola B. Hibbert
3831 Saunders Avenue
Nashville, TN, 37216

Map No. 061-14-0-046.00

Return to:

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