Davidson County DEEDWARR
Recvd: 12/17/08 11:17 3 pgs
Fees:18.00 Taxes:259.00
20081217-0120718

strument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-258
4581462

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of December, 2008, by CitiMortgage, Inc, by its duly authorized Attorney in Fact National Default REO Services, a Delaware Limited Liability 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 Gary W. Derrick, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 48 on the Plan of Willow Trace, Phase 2, as shown by plat of record in Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to CitiMortgage, Inc. in Trustee's Deed filed as instrument number 20081003-0100556.

Commonly known as: 708 Willow Trace Drive, Whites Creek, TN 37189.

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.

CitiMortgage, Inc, by its duly authorized Attorney in Fact National Default Services, LLC, a Delaware Limited Company dba First American Asset Closing Services, (FAACS)

Liability

POA instrument# 20061004-0122951

BY: _____

ITS: Cecilia Ramirez, VP.

Acknowledgment

State of California

County of Riverside)ss.

On this day before me, a Notary Public, personally appeared Cecilia Ramirez, **to me personally well-known, who acknowledged that he/she is the** VP **of** National Default Re Services, a Delaware Limited Liability Company, a DBA First American Asset Closing Services, (FAACS). **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 5 **day of** Dec. , 2006.

Rechelle L Manning
Notary Public

My commission expires:

June 13 2010
(Seal)

RECHELLE L. MANNING
COMM. #1674626
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires June 13, 2010

State of TENNESSEE
)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, $70,000.00, 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 16th day of December, 2008.

Notary Public

My commission expires:

07/16/2011
(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:
Gary W. Derrick
3809 Park Royal Lane
Antioch, TN 37013

Map No. 049-16-0-A-035.00

Return to:

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