03

Kathy Tittle
48-A

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2087-055
4799693

Davidson County DEEDWARR
Recvd: 02/19/09 14:14 3 pgs
Fees:18.00 Taxes:155.40
20090219-0014573

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of January, 2009, by Citibank, N.A. as Trustee, by its duly authorized attorney in fact EMC Mortgage Corporation, Grantor.

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

Land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 77-A, Zone Lot Division, Lot Nos. 76 & 77, of Harborgate, Section Two, of Record in Plat Book 6200, Page 488, Amended Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Citibank, N.A., as Trustee filed for record on 12/19/08 as instrument no. 20081219-0121446.

Commonly known as: 906 Lauren Court, Nashville, TN 37217.

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.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Citibank, N.A. as Trustee, by its duly authorized attorney in fact EMC Mortgage Corporation.

POA instrument # 20090219-0014572

BY: _____

ITS: SUSAN F. CHRISTY
VICE PRESIDENT

Re: 906 Lauren Court Nashville, TN

Acknowledgment

State of Texas
)ss.
County of Denton

On this day before me, a Notary Public, personally appeared Susan F. Christy, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** EMC Mortgage Corporation, **a corporation, as attorney-in-fact for Citibank, N.A. as Trustee 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 29 **day of** January, 2009.

_____
Notary Public

My commission expires:

04/15/12
(Seal)

SABRINA BLACKMON
Notary Public, State of Texas
My Commission Exp. 04-15-2012

State of TENNESSEE
)ss.
County of DAVIDSON

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, $ 42,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachelle Caudill
Grantee or Agent of Grantee

Subscribed and sworn to before me this 29TH day of JANUARY, 2009.

Notary Public

My commission expires: 2/22/2009

(Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Property owner and party responsible for payment of taxes:
Magda Y. Salib
906 LAUREN COURT
NASHVILLE, TN 37217
Map No. 136 14 0 201.00

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

PROPERTY ADDRESS:

906 Lauren Ct
Nashville,Tn 37217