Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-257
4581463

Davidson County DEEDWARR
Recvd: 03/02/09 13:52 3 pgs
Fees:18.00 Taxes:155.40
20090302-0018238

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of February, 2009, 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, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 1 on the Plan of the Gregor Subdivision of record in Plan Book 5190, page 155 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CitiMortgage Inc. by Trustee's Deed dated September 25, 2008, filed October 6, 2008 as Instrument No. 20081006-0101340 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1504 Rosedale Avenue, Nashville, TN 37207.

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 REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, ("FAACS").**

**POA instrument #** 20061004-0122951

**BY:** _____

**ITS;** Teresa Sanchez, VP

**Acknowledgment**

**State of** CA

**County of** Riverside )ss.

*National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, ("FAACS")

**On this day before me, a Notary Public, personally appeared** Teresa Sanchez, **to me personally well-known, who acknowledged that he/she is the** VP **of** ~~Citimortgage, Inc~~ *, **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** 11 **day of** Feb, 2009.

Rechelle L Manning

**Notary Public**

**My commission expires:**

12-13-10

**(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, $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.**

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this 27th day of February, 2009.**

**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:**
**Leland D. Watts**
**2819 Gallatin Road**
**Nashville, TN 37216**
**Map No. 071-12-0-300.00**

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

PROPERTY ADDRESS: 1504 Rosedale Ave Nashville,Tn 37207