Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2092-215
4738882

Davidson County DEEDWARR
Recvd: 03/10/09 11:29 4 pgs
Fees:23.00 Taxes:685.61
20090310-0021548

*** See attached POA to be incorporated with Special Warranty Deed**

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of February, 2009, by U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc., by its attorney in fact Single Source Property Solutions, LLC, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Labib M. Mikhael and Amany N. Botros, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Property located in the County of Davidson, Tennessee:

Being Lot 88 on the Plan of Phase Three, Highlands of Brentwood, as shown on plat of record in Instrument no. 20010920-0101749, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc. by Substitute Trustee's Deed filed for record on 11/17/08 as instrument no. 20081117-0113474.

Commonly known as: 232 Payson Court, Nashville, TN 37211.

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 Grantees and unto their 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.

Solutions, **U S Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc., by its attorney in fact Single Source Property LLC.**

POA instrument # 20090310-0021547

BY: John Servelle

ITS: Closer- AIF

Acknowledgment

State of Pennsylvania

)ss.

County of Allegheny

*Solutions

On this day before me, a Notary Public, personally appeared John Servelle, **to me personally well-known, who acknowledged that he/she is the** Closer **of** Single Source Property, LLC*, **a corporation, as attorney-in-fact for U S Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, 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 7th **day of** February, 2009.

Rachel Demase

Notary Public

My commission expires:

5/25/2011

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

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, $185,300.00, 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 6th day of March, 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:
Labib M. Mikhael
232 Payson Court
Nashville, TN 37211

Map No. 172-04-0-A-098.00

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

PROPERTY ADDRESS:
232 Payson Ct
Nashville,Tn 37211

002/002

"Exhibit A"

BK3376 PG 160

RECORDING REQUESTED BY:

CITICORP MORTGAGE, INC.
PAYOFF DEPARTMENT M.S. 302
P.O. BOX 790002
ST. LOUIS, MO 63179-0002

SHARON PORTER
MS 302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY West Hartford, CT

US Bank National Association fka First Bank National Association, a national banking association organized and existing under the laws of the United States of America, 180 East Fifth Street, Corporate Trust, 2nd Floor, St. Paul, MN 55101 hereby constitutes and appoints Citicorp Mortgage, Inc., and in its name, aforesaid Attorney-In-Fact, by and through any officers appointed by the Board of Directors of Citicorp Mortgage, Inc., to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee or the Holders. This Power of Attorney is being issued in connection with Citicorp Mortgage, Inc.'s responsibilities to service certain mortgage loans (the "Loans") held by US Bank National Association fka First Bank National Association in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security Instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by US Bank National Association fka First Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.

2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or buildings thereon, as US Bank National Association fka First Bank National Association's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of US Bank National Association fka First Bank National Association.

4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Witness my hand and seal this 18th day of December, 1997.

(Seal) NO CORPORATE SEAL

US BANK NATIONAL ASSOCIATION FKA FIRST BANK NATIONAL ASSOCIATION, as Trustee

Witness

By: _____
Eve D. Kaplan, Vice President

Witness

Attest: Kathe Barrett, Asst. Secretary

By: _____
Lynn M. Steiner, Vice President

FOR CORPORATE ACKNOWLEDGMENT

STATE OF MINNESOTA)ss
COUNTY OF RAMSEY)

On this 18th day of December, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eve D. Kaplan, Lynn M. Steiner and Kathe Barrett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice Presidents and Assistant Secretary respectively, of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Boards of Directors.

WITNESS my hand and official seal.

Signature _____
Patty Lyrenmann

(NOTARY SEAL)

PATTY LYRENMANN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

My commission expires: January 31, 2000

OCT 16 2003 @ 11:04am

Norma W. Cronin, Town Clerk