Account No. 4874071

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File No.

BILL GARRETT, Davidson County
Trans:T20090035834 DEEDWARR
Recvd: 06/01/09 12:08 3 pgs
Fees:18.00 Taxes:151.70
20090601-0050037

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
RARE EARTH PROPERTIES
P.O. BOX 291985
NASHVILLE, TN 37229

Map and Parcel Numbers: 72-10-43.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.., a corporation organized under the laws of the State of Florida, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto RARE EARTH PROPERTIES, A TN GENERAL PARTNERSHIP, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

BEING THE SOUTHERLY 70 FEET OF THE NORTHERLY 99 FEET OF LOT NO. 24 ON THE PLAN OF KELLER'S SUBDIVISION OF THE MAXEY HOME PLACE, AND OF RECORD IN BOOK 421, PAGE 86, SAID REGISTER'S OFFICE AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SCOTT AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY OWNED BY C. W. SMITH AND WIFE, AS OF RECORD IN BOOK 620, PAGE 225, SAID REGISTER'S OFFICE, RUNNING THENCE SOUTH WITH THE WESTERLY MARGIN OF SCOTT AVENUE 70 FEET; THENCE WESTERLY 160 FEET, MORE OR LESS, TO THE DIVIDING LINE BETWEEN LOT NO. 23 AND LOT NO. 24 IN SAID PLAN; THENCE WITH SAID DIVIDING LINE NORTHERLY 70 FEET; THENCE EASTWARDLY WITH THE SOUTHERN MARGIN OF C.W. SMITH'S PROPERTY 170 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Citimortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20090127-0006844 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 2907 Scott Avenue Nashville, TN 37216

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Subject to and excepting 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.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed this 22 day of May, 2009.

CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.BY: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services As Attorney in Fact.

By _____
Rene Avalos, VP

State of California
County of ~~Orange~~ Riverside

Before me, a Notary Public in and for said State and County, personally appeared Rene Avalos, Vice President, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence**), and who, upon oath, acknowledged herself to be the Vice President of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact for CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact, by herself as such.

GIVEN under my hand and notarial stamp this 22 day of May, 2009.

NICOLE MARTINEZ
Commission # 1602982
Notary Public - California
Riverside County
My Comm. Expires Aug 27, 2009

Notary Public

State of TENNESSEE

County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FORTY ONE THOUSAND DOLLARS AND NO CENTS ($41,000.00).

_____, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 29th DAY OF May, 2009.

_____
SWORN TO Notary Public,
My Commission expires: 3/31/2010

