Account No. 5111783

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

BILL GARRETT, Davidson County
Trans:T20090041387 DEEDWARR
Recvd: 06/22/09 10:37 3 pgs
Fees:18.00 Taxes:414.40
20090622-0057774

**Address New Owners ("Grantee")**
**AND Property Owner and Agency**
**Responsible for Payment of Taxes:**
JING XIANG ZHANG
884 Arlington Heights Drive
Brentwood, TN 37027

Map and Parcel Numbers: 176050B07100C0

## 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 JING XIANG ZHANG, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

Lot 166, Section C, Hickory Woods Estates, as shown on plat of record in Plat Book 6900, Page 884 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Citimortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20090430-0039514 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 5321 Hickory Woods Drive Nashville, TN 37013

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 15 day of June, 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 15 day of June, 2009.

_____
NotaryPublic:

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

State of TENNESSEE

County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED TWELVE THOUSAND DOLLARS AND NO CENTS ($112,000.00).

_____, Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 15th DAY OF June, 2009.

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

