Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-429
5125502

BILL GARRETT, Davidson County
Trans:T20090043963 DEEDWARR
Recvd: 07/01/09 09:27 3 pgs
Fees:18.00 Taxes:321.90
20090701-0061200

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd day of June, 2009, by CitiMortgage, Inc, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Darin Williams and Emily Williams, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 94 on the Plan of Section Two-B Hunters Branch, of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed May 4, 2009 as Instrument No. 20090504-0040676 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5909 Labrador Lane, Antioch, TN 37013.

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.

CitiMortgage, Inc, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS)

POA recorded as Instrument Number 20061004-0122951

BY: _____

ITS: Rene Avalos, VP

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Acknowledgment

State of CA
)ss.
County of Riverside

On this day before me, a Notary Public, personally appeared Rene Avalos to me personally well-known, who acknowledged that he/she is the VP of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), a corporation, as duly authorized 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 22 day of June, 2009.

_____
Notary Public

My commission expires:

10/7/09
(Seal)

TERRY GOMEZ
COMM. #1611505
Notary Public · California
San Bernardino County
My Comm. Expires Oct. 7, 2009

STATE OF TENNESSEE

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, $87,000.00, 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 30TH day of June, 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:
Darin Williams & Emily Williams
9433 Lillian Lane
Brentwood, TN 37027

Map No. 172-08-0-A-094.00

Return to:

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