Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-447
5181312

BILL GARRETT, Davidson County
Trans:T20090050035 DEEDWARR
Recvd: 07/24/09 09:09 3 pgs
Fees:18.00 Taxes:169.83
20090724-0069494

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of July, 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 Donna F. Scurlock, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 56-A, Section 2, Lakeshore Woods, Zone Lot Division of Lot No's 51, 56 & 57, as shown on plat of record in Plat Book 5200, Page 608, amended in Plat Book 6250, Page 508 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 CitiMortgage Inc. by Trustee's Deed filed May 26, 2009 as Instrument No. 20090526-0047817 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3310 Oak Trees Court, 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 Grantee and unto her 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 No. 20061004-0122951

BY: _____

ITS: Rene Avalos, VP

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"), 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 15 day of July, 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

)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, $45,900.00, 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 23RD day of July, 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:
Donna F. Scurlock
3228 Anderson Road
Antioch, TN 37013

Map No. 150-07-0-266.00

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