BILL GARRETT, Davidson County
Trans:T20090051101 DEEDWARR
Recvd: 07/29/09 12:48 3 pgs
Fees:18.00 Taxes:203.50
20090729-0070948

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-436
5145733

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 Fresia E. Nienhusser, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 43 on the Plan of Paragon Hills as of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 66 feet on the northwesterly side of Elysian Fields Road and extends back 158.1 feet on the northeasterly line and 149 feet on the southwesterly line to a dead line, measuring 66.6 feet thereon.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current years have been prorated and are assumed by the Grantees herein.

Being the same property conveyed to CitiMortgage Inc. by Trustee's Deed filed May 15, 2009 as Instrument No. 20090515-0044908, Register's Office Davidson County, Tennessee.

Commonly known as: 342 Elysian Fields Road, 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 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 Instrument # 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), a corporation, as 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

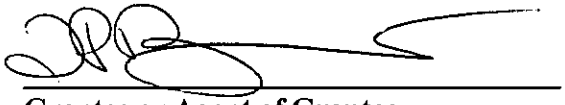
TERRY GOMEZ
COMM. #1611505
Notary Public - California
San Bernardino County
My Comm. Expires Oct. 7, 2009

State of TENNESSEE

)ss.

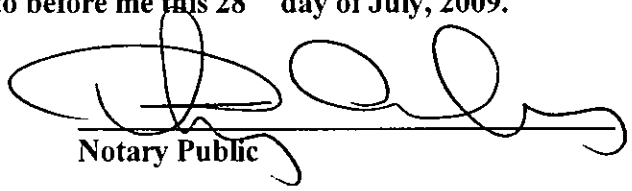
County of WILLIAMSON

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, $55,000.00, 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 28TH day of July, 2009.

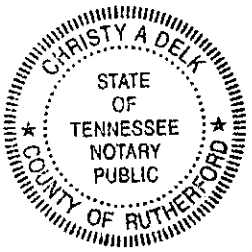


Notary Public

My commission expires:

07/16/2011

(Seal)



MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Fresia E. Nienhusser
342 Elysian Fields Road
Nashville, TN 37211

Map No. 133-15-0-037.00

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