937853 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 15 day of July, 2009, by and between, **CitiMortgage, Inc.**, party of the first part, and **Virginia Hickman, married,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

BEING Lot 81, PLAN OF WOODLAND FORREST, SECTION 1, as shown on plat of record in Plat Book 6900, Page 534-536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel No.: 114140A08100C0

Property Known as: 733 Woodland Way, Nashville, Tennessee, 37209

Being the same property conveyed to Grantor by Quit Claim Deed of record in Instrument Number 200906300060450 in the Davidson County Register's Office.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, conditions, reservations, easements and other matters of record in Plat Book 6900, Page 534, Covenants, conditions, and restrictions of record in Book 7439, Page 487; Book 7596, Page 692; Book 7596, Page 684; and Instrument Number 20050916-0111743; By Laws in Instruments 20040503-0149797 and 20050916-0111744; and HOA Conveyance in Instrument Number 20050415-0042083 in the Register's Office of Davidson County, Tennessee; and 2009 Davidson County, Tennessee property taxes, and 2009 Memphis City and Shelby County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

CitiMortgage, Inc.

By Celeste Robinson
Vice President
Keystone Asset Management, Inc.
as attorney in fact for
CitiMortgage, Inc.

STATE OF Pennsylvania)
COUNTY OF Montgomery)

Personally appeared before me a Notary Public in and for the above referenced State and County, Celeste Robinson with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Vice President of **CitiMortgage, Inc.**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 15 day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL
ELIZABETH FAHEY
Notary Public
LANSDALE BORO. MONTGOMERY CNTY
My Commission Expires Apr 10, 2013

ELIZABETH FAHEY NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

BILL GARRETT, Davidson County
Trans:T20090054728 DEEDWARR
Recvd: 08/11/09 10:13 2 pgs
Fees:13.00 Taxes:633.81
20090811-0075467

STATE OF Pennsylvania
COUNTY OF Montgomery

I 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, is $171,300.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Celeste Robinson
Vice President

Subscribed and sworn to before me this the 15 day of July, 2009.

NOTARY PUBLIC

My commission expires:

NOTARIAL SEAL
ELIZABETH FAHEY
Notary Public
LANSDALE BORO. MONTGOMERY CNTY
My Commission Expires Apr 10, 2013

COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC ELIZABETH FAHEY

Property Address:
733 Woodland Way
Nashville, TN 37209

New Owner and Mail Tax Bills to:
Virginia Hickman
733 Woodland Way
Nashville, TN 37209

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427