Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-461
5217727

BILL GARRETT, Davidson County
Trans:T20090055331 DEEDWARR
Recvd: 08/13/09 11:34 3 pgs
Fees:18.00 Taxes:388.50
20090813-0076261

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th 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 Farris Young and Brenda Young, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 20 on the plan of Stacy Square, Section 2 as of record in Book 4175, Page 30, Register's Office for said County.

Said Lot No. 20 fronts 78.0 feet on the Westerly side of Sawyer Brown Road, and extends back 169.1 feet on the Southerly line and 145.7 feet on the Northerly line to a dead line in the rear, measuring 77.64 feet thereon.

Being the same property conveyed to CitiMortgage Inc. by Trustee's Deed filed June 15, 2009 as Instrument No. 20090615-0055358 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 7941 Sawyer Brown Road, Nashville, TN 37221.

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.

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")

BY: _____

ITS: Rene Avalos, VP

POA Ref # 20061004-0122951

Acknowledgment

State of CA

County of Riverside)ss.

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 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 30 day of July, 2005.

_____
Notary Public

My commission expires:

10/1/09
(Seal)

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

NRO1 NRO1

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, $105,000.00, 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 12TH day of August, 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:
Farris Young & Brenda Young
PO BOX 7133
McMinnville, TN 37111

Map No. 128-10-0-042.00

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