Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-503
5292182

BILL GARRETT, Davidson County
Trans: T20090063365 DEEDWARR
Recvd: 09/16/09 11:02 3 pgs
Fees: 18.00 Taxes: 136.90
20090916-0086417

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of September, 2009, by CitiBank F.S.B., 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 Marc DeRossett and April DeRossett, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 174, on the Map of Section One, Joywood Heights Subdivision, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to CitiBank F.S. B. by Substitute Trustee's Deed filed July 13, 2009 as Instrument No. 20090713-0065340 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2106 Jones Circle, Nashville, TN 37207.

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.

CitiBank F.S.B. 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: Jamey Davis V.P.

ITS: _____

Acknowledgment

State of Texas

County of Collin ss.

On this day before me, a Notary Public, personally appeared ~~Jamey Davis~~, to me personally well-known, who acknowledged that he/she is the V.P. 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 CitiBank F.S.B., 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 3 day of September, 2009.

Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

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, $36,999.00, 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 10th **day of** September, 2009

Notary Public

My commission expires: 10/31/2011

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Property owner and party responsible for payment of taxes:
Marc and April DeRossett
7425 Harper Rd
Joelton, TN 37080

Map No. 071 04 192.00

Return to:

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