Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1935
0154340822

BILL GARRETT, Davidson County
Trans:T20090063858 DEEDWARR
Recvd: 09/18/09 09:25 3 pgs
Fees:18.00 Taxes:262.33
20090918-0087166

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of August, 2009, by Citibank, N.A. as Trustee, for LXS 2006-17, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Darryl O. Thornton Sr. and Shirley A. Thornton, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 275 on the Plan of Section 6, Cherry Hills of record in Book: #4300, Page# 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Citibank, N.A., as Trustee for LXS 2006-17 by Trustee's Deed filed for record on 4/30/09 as instrument 20090430-0039105.

Commonly known as: 2937 Mossdale Drive, 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 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, N.A. as Trustee for LXS 2006-17, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.**

**BY:** _____

Jana Scherf

**ITS:** Vice President Loan Documentation

POA 20090918-0087165

**Acknowledgment**

**State of** MN

**County of** Dakota **ss:**

Vice President Loan Documentation

**On this day before me, a Notary Public, personally appeared** Jana Scherf, **to me personally well-known, who acknowledged that he/she is the** VP **of Wells Fargo Bank, N.A. , a corporation, as attorney-in-fact for Citibank, N.A. as Trustee, for LXS 2006-17, 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** 17 **day of** August, 2009.

Michelle Ann Rodine

**Notary Public**

MICHELLE ANN RODINE
Notary Public
Minnesota
My Commission Expires January 31, 2013

**My commission expires:**

1/31/13

**(Seal)**

State of TN
)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, $ 70,900.00, 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 17th day of** September, 2009.

**Notary Public**

**My commission expires:**

7/16/11
**(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:**
**Darryl O. Thornton Sr. and Shirley A. Thornton**
**3264 Clapham Road**
**Antioch, TN 37013**

**Map No. 150- 05-0-251.00**

**Return to:**

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