Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans: T20090065493 DEEDWARR
Recvd: 09/25/09 10:43 2 pgs
Fees: 13.00 Taxes: 514.30

20090925-0089252

Return Recorded Document to:
Prepared By:
Atlantic States Title, LLC
3391 Town Point Drive, Suite 215
Kennesaw, GA 30144

State of Georgia
County of DeKalb
The actual consideration or value, whichever is greater, for this transfer is 139,000.00
Affiant
Subscribed and sworn to before me this 24 day of Aug, 2009.
Notary Public
My Commission Expires:

DEKALB COUNTY GEORGIA NOTARY PUBLIC JUDY L JOYNER NOVEMBER 15, 2011 MY COMMISSION EXPIRES

Address of New Owner:
Mona Pedro
6520 Premier Drive
Nashville, TN 37209

Send Tax Bills to:
Mona Pedro
6520 Premier Drive
Nashville, TN 37209

Tax Information-
10204004900

LIMITED WARRANTY DEED

STATE OF Oklahoma
COUNTY OF Oklahoma

File #: R09-1547

This Indenture made this 24 day of August 2009 between U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FX1, as party or parties of the first part, hereinafter called Grantor, and MONA PEDRO, _____ party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 751 ON THE PLAN OF CHARLOTTE PARK, SECTION XII, AS OF RECORD IN BOOK 2900, PAGES 127 AND 128, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT FRONTS 78 FEET OF THE NORTHWESTERLY SIDE OF PREMIER DRIVE AND RUNS BACK AND FORTH 138.4 FEET ON THE SOUTHERWESTERLY LINE AND 137.5 FEET ON THE NORTHEASTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 78 FEET.
BEING THE SAME PROPERTY CONVEYED TO U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FX1 BY SUBSTITUTE TRUSTEE'S DEED BY ARNOLD M. WEISS, SUBSTITUTE TRUSTEE FOR FIRST AMERICAN TITLE INSURANCE COMPANY OF RECORD 5/18/09, INSTRUMENT # 20090518-0045575, REGISTER'S OFFICE FOR DAVIDSON COUNTY. COMMONLY KNOW AS 6520 PREMIER DRIVE, NASHVILLE, TN 37209

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, LIENS OR ENCUMBRANCES OF PUBLIC RECORD, AS WELL AS ANY SUCH MATTERS OF WHICH GRANTEE HAS KNOWLEDGE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

JEANETTE K. WESTLUND NOTARY # 08005957 EXP. 06/19/12 PUBLIC STATE OF OKLAHOMA

GRANTOR:

U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FX1:

Name: Scottie Bryan
Title: Vice President, MidFirst Bank
Midfirst Bank as attorney-in-fact for
U.S. Bank National Association
As Attorney in Fact For
U.S. Bank National Association

Signed, sealed and delivered in the presence of:
State of Oklahoma
County of Oklahoma

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, Scottie Bryan (name), VP Midfirst Bank (title) with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand at office this 24 day of August, 2009.

Notary Public
My Commission Expires: 6/19/2012

See attached POA "Exhibit "A"

Davidson, TN

EXHIBIT "A"

Davidson County POA
Recvd: 10/11/07 14:28 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20071011-0121124

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, 209 South LaSalle Street, Suite 300, Chicago, Illinois 60604, hereby constitutes and appoints MidFirst Bank, a federally chartered savings association, having its principle executive offices at 501 NW Grand Blvd, Oklahoma City, Oklahoma ("MidFirst"), as its lawful agent and attorney-in-fact, in its name, place and stead to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements or purchase agreements and no power is granted hereunder to take any action that would be adverse to the interests of the U.S. Bank National Association. This Power of Attorney is being issued in connection with MidFirst's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association as Trustee under the Pooling and Servicing Agreements dated September 29, 2006, October 1, 2006, February 1, 2007 and April 1, 2007. These Loans are comprised of mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (collectively the "Security Instruments") and the promissory notes (the "Notes") secured thereby.

1. Demand, sue for, recover, foreclose, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association relating to the Loans, and to use or take any lawful means for recovery by legal process or otherwise.

2. As U.S. Bank National Association's act and deed, to transact business of any kind regarding the Loans, to obtain any interest in the Loans and/or the property and buildings which are the subject of the Security Instruments (the "Property"), to contract for, purchase, receive, take possession of and obtain evidence of title in and to the Property, and/or to secure payment of the Notes or performance of any related obligation or agreement.

3. Execute bonds, Notes, Security Instruments, modification agreements, and other contracts, agreements and instruments regarding the Loans and/or the Property, including but not limited to the execution of releases, satisfactions and assignments, and the execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.

4. Endorse, on behalf of U.S. Bank National Association all checks, drafts and/or other negotiable instruments made payable to U.S. Bank National Association.

Witness my hand and seal this 1st day of October, 2007.

U.S. Bank National Association as trustee on behalf of the holders of the Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1, 2007-OPX1 and 2007-6 and as trustee on behalf of the holders of the Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-H

Witness Damaris Ortiz

By: _____
Karen R. Beard, Vice President

Attest: Sarah M O'connell, Account Administrator

FOR CORPORATE ACKNOWLEDGMENT

STATE OF Massachusetts

COUNTY OF Suffolk

On this 1st day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen R. Beard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, of the corporation therein named, and acknowledged to me that such a corporation executed the within instrument pursuant to its bylaws or a resolution of the Board of Directors.

Witness my hand of official seal.

Signature _____
Yan Tang
My Commission expires: 07/11/2014

YAN TANG
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JULY 11, 2014

Mail To:
THIS INSTRUMENT PREPARED BY
WEISS SPICER PLLC
ATTORNEY AT LAW
205 ADAMS AVE.
MEMPHIS, TN 38103-1991