Account No. 5181305

This Instrument Prepared by:
EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File No.

BILL GARRETT, Davidson County
Trans:T20090071282 DEEDWARR
Recvd: 10/20/09 12:13 3 pgs
Fees:18.00 Taxes:166.50
20091020-0096878

Address New Owners ("Grantee")
AND Property Owner and Agency
Responsible for Payment of Taxes:
COMER E. PULLEY, JR. AND EVA J. PULLEY
6147 MARROWBONE LAKE ROAD
JOELTON, TN 37080

Map and Parcel Numbers: 041-0800-4900

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.., a corporation organized under the laws of the State of Florida, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, by its Assistant Vice President and its Assistant Secretary, duly authorized by its Board of Directors, for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party or parties identified below as GRANTEE hereunder does hereby grant, bargain, sell, and convey unto COMER E. PULLEY, JR. AND WIFE, EVA J. PULLEY, herein, whether one or more, called "GRANTEE", all that certain real property situated in Davidson County, TENNESSEE, and more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING PART OF LOT NO. 3 ON THE PLAN OF THE DIVISION OF THE K. J. MORRIS LANDS, OF RECORD IN PLAT BOOK 57, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY RICHARD B. OMOHANDRO, DATED FEBRUARY 20, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF OLD HICKORY BLVD., SAID POINT BEING THE COMMON BOUND OF THE RAY PROPERTY, AND THE SAID PROPERTY; THENCE RUNNING WITH THE SAID OLD HICKORY BLVD. IN AN EASTERLY DIRECTION 65 FT. TO A POINT; THENCE S 16 DEG. 14' W 145.2 FT. TO A POINT; THENCE S 86 DEG. 14' E 65 FT. TO A POINT; THENCE N 16 DEG. 46' E 135.4 FT. TO THE POINT OF BEGINNING.

Being the same property conveyed to Citimortgage, Inc. by Substitute Trustee's Deed recorded as Instrument Number 20090605-0052072 in the Register's Office of Davidson County, Tennessee.

This improved property also known as: 1117 Old Hickory Blvd. Nashville, TN 37207

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs or successors and assigns, forever with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other. Subject to and excepting 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.

IN TESTIMONY WHEREOF, the name of GRANTOR is hereunto affixed this 29 day of September, 2009.

CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.BY: National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services As Attorney in Fact.

By _____

Amanda Roberts

State of ~~California~~ Texas
County of ~~Orange~~ Dallas

Before me, a Notary Public in and for said State and County, personally appeared Amanda Roberts, Vice President, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the Vice President of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact for CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services as Attorney in Fact, by herself as such.

GIVEN under my hand and notarial stamp this 29 day of September, 2009.

NotaryPublic: _____

Nicole Yanique Dalrymple-Hall
Notary Public, State of Texas
My Commission Expires
January 26, 2012

State of ~~TENNESSEE~~ Texas

County of Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FORTY FIVE THOUSAND DOLLARS AND NO CENTS ($45,000.00).

Amanda Roberts , Affiant

SUBSCRIBED AND BEFORE ME, THIS THE 29 DAY OF September, 2009.

SWORN TO Notary Public,
My Commission expires: _____

Nicole Yanique Dalrymple-Hall
Notary Public, State of Texas
My Commission Expires
January 26, 2012