Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-497
5282004

BILL GARRETT, Davidson County
Trans:T20090071834 DEEDWARR
Recvd: 10/22/09 09:54 3 pgs
Fees:18.00 Taxes:555.00
20091022-0097589

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 25th day of September, 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 Magdy Toubia and Manal Toubia , Husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Phase Two, Treehaven of record in Instrument No. 20000112-0004272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed August 7, 2009 as Instrument No. 20090807-0074489.

Commonly known as: 6120 Bent Wood 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.

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")

POA recorded as Instrument No. 20061004-0122951

BY: _____

ITS: Jamey Davis - V.P.

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 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 25 **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, $150,000.00, 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 21ST day of October, 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:
Magdy and Manal Toubia
6120 Bent Wood Drive
Antioch, TN, 37013

Map No. 164-13-0A-002.00

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