Box 13
#15399

BILL GARRETT, Davidson County
Trans:T20090072904 DEEDWARR
Recvd: 10/27/09 13:07 3 pgs
Fees:18.00 Taxes:122.10
20091027-0099080

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-524
5341210

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 22nd 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 PTE Development, LLC, Grantee, the following land in Davidson County, Tennessee:

A certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a re-survey by A.L. Nimmo, Surveyor as follows:

Beginning at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, thence South 35 degrees East 303 feet to the common corner of 1, 3, 2 and 4; thence South 65 degrees West 100 feet to the common corner of Lots 3, 4, and 5; thence on the line between Lots 3 and 5, North 35 degrees West 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed August 12, 2009 as Instrument No. 20090812-0075769 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 539 Moncrief Avenue, Goodlettsville, TN 37072.

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 Grantee and unto its successors 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 on the day and year first above written.

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 Instrument # 20061004-0122951

BY: Charlotte Elliott

Charlotte Elliott

ITS: V. P.

Acknowledgment

State of Texas

County of Dallas

On this day before me, a Notary Public, personally appeared Charlotte Elliott, **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 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 22 **day of** September, 2009.

Notary Public

My commission expires:

1-26-2012

(Seal)

Nicole Yanique Dalrymple-Hall
Notary Public, State of Texas
My Commission Expires
January 26, 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, $33,000.00, 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 19th **day of** October, 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:
PTE Development, LLC
2479 Murfreesboro Rd Suite 162
Nashville TN 37217

Map No. 018-15-0-012.01

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