BILL GARRETT, Davidson County
Trans:T20090080459 DEEDWARR
Recvd: 11/30/09 10:10 3 pgs
Fees:18.00 Taxes:46.25
20091130-0108927

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-585
5487765

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of November, 2009, by 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").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Taghi Haji Agha Mohammadkhah, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Radnor Terrace Subdivision (Erroneously referred to as Radnor Place in previous deeds) of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly margin of Radnor Terrace, formerly McClellan Avenue, and extends back between parallel lines 192 feet to an alley.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed October 19, 2009 as Instrument No. 20091019-0096187 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 426 McClellan Avenue, Nashville, TN 37211

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 his 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 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 recorded as Instrument No. 20061004-0122951

BY: Charlotte E Elliott

ITS: Charlotte Elliott V.P.

Acknowledgment

State of Texas

ss.

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 duly authorized attorney-in-fact for CitiMortgage, Inc., 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 November, 2009.

Notary Public

My commission expires:

1/26/12

(Seal)

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

State of TENNESSEEE

)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, $12,500.00, 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 25TH day of November, 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:
Taghi Haji Agha Mohammadkhah
1524 Puryear Place
Brentwood, TN 37027

Parcel #133-01-0-174.00

Return to:

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