BILL GARRETT, Davidson County.
Trans:T20090080956 DEEDWARR
Recvd: 12/01/09 10:07 2 pgs
Fees:13.00 Taxes:392.20
20091201-0109697

S&K #: 09-016562

SPECIAL WARRANTY DEED

THIS DEED, between CitiMortgage, Inc, organized and existing under the laws of the United States of America hereinafter called Grantor, and ANGEL TUCKER, unmarried hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 205 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, and Register's Office for Davidson County, Tennessee. Said Lot Number 205 fronts 100 feet on the northwesterly side of Hamblen Drive and extends back between parallel lines 204.7 feet to a dead line.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 20071011-0120855 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO 20090713-0064952, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

CitiMortgage, Inc

BY: Jennifer Davis

Title: Assistant Vice President

STATE OF Pennsylvania
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jenifer Dino with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of CitiMortgage, Inc, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 17 day of October, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

Karen A Held
Notary Public

My Commission Expires: 10-24-09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $106,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 18th day of November, 2009.

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Shelly M Bentley
Notary Public

My Commission Expires: MY COMMISSION EXPIRES March 14, 2010

Property Address: 805 Hamblen Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
ANGEL TUCKER
Some address

S & K File # 09-016562

Map & Parcel - 0311004100

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119