Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-565
2849255

BILL GARRETT, Davidson County
Trans:T20100000951 DEEDWARRSP
Recvd: 01/06/10 10:15 3 pgs
Fees:18.00 Taxes:240.50
20100106-0001125

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 25th day of November, 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 Jennifer E. McFall, unmarried, Grantee, the following land in Davidson County, Tennessee:

> All that certain parcel of Land in Davidson County, State of Tennessee, as more fully described in Deed Book 11733, page 304, ID# 59.13-121, being known and designated as Lot 238, Treppard Heights, Section 1, filed in Plat Book 2663, Pages 64 and 65.
>
> Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed September 29, 2009 as Instrument No. 20090929-0090109 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3915 Mallard Drive, Nashville, TN 37218.

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 her 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: _____

ITS: Charlotte Elliott V.P.

Acknowledgment

State of _____

County of _____ )ss.

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., 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 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 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, $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Stacey Palmer

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this 5TH day of January, 2010.**

**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:**
**Jennifer E. McFall**
**3625 Roundwood Forest Drive**
**Antioch, TN 37013**

**Map No. 059-13-0-121.00**

**Return to:**

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