BILL GARRETT, Davidson County
Trans:T20100016817 DEEDWARRSP
Recvd: 03/23/10 09:52 3 pgs
Fees:18.00 Taxes:296.00
20100323-0021627

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-640
1119760092

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of March, 2010, 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 Barry A. Peterson, a single person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit No. 738 on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed December 2, 2009 as Instrument No. 20091202-0110192 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 738 Kent Road, Nashville, TN 37214.

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: _____

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., 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 3 day of March, 2010.

_____
Notary Public

My commission expires:

12/2/12
(Seal)

TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 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, $80,000.00, 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 this19th day of March, 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:
Barry A. Peterson
5592 Gonzalez Court
Concord, CA 94521

Map No. 096-09-0A-738.00

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