BILL GARRETT, Davidson County
Trans:T20100017712 DEEDWARRSP
Recvd: 03/26/10 10:37 3 pgs
Fees:18.00 Taxes:241.24
20100326-0022600

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-712
20-0051-0287301

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of March, 2010, by CitiFinancial, Inc, a Tennessee Corporation, 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 Ann Nguyen, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 32 of Battlewood Subdivision, Section Four, as recorded in Book 3106, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to CitiFinancial, Inc. a Tennessee Corporation by Trustee's Deed filed February 19, 2010 as Instrument No. 20100219-0012790 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1039 Drummond Drive, 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 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.

a Tennessee Corporation

CitiFinancial, 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 Elliott

ITS: Charlotte Elliott, V.P.

Acknowledgment

State of Texas

County of Dallas ss.

* a Tennessee Corporation

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 Citifinancial, 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 11th day of March, 2010.

Notary Public

My commission expires:

1/26/18

(Seal)

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

STATE OF TENNESSEE

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, $65,200.00, 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 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:
Ann Nguyen
5490 Reagan Run
Antioch TN 37013

Map No. 119 16 018.00

Return to:

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