This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-788

BILL GARRETT, Davidson County
Trans:T20100033289 DEEDWARRSP
Recvd: 06/02/10 13:24 3 pgs
Fees:18.00 Taxes:270.10

20100602-0042442

STATE OF TN
COUNTY OF DAVIDSON
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, is $73,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Russell
Grantee or Agent of Grantee

Subscribed and sworn to before me this 21 day of May 2010

Notary Public
My Commission Expires: 7/3/12
(Seal)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas Lee Sanders 401 Gentry Avenue Nashville TN 37206	New Owner	061-12-0-144.00

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20061004-0122951, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Thomas Lee Sanders, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Commonly known as: 1307 Plymouth Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 10 day of May 2010.

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")

BY: Charlotte Elliott

ITS: Charlotte Elliott, V.P.

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the V.P. of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 10 day of May 2010.

Notary Public

My commission expires:

11/26/12

(Seal)

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

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

LEGAL DESCRIPTION-EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map showing in the Re-Subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 5, 2010 and known as Job No. 10-0029, as follows:

Beginning at an iron pin found in the northerly right-of-way of Plymouth Avenue at the Southeast corner of the herein-described tract and the Southwest corner of the Opal & Charles Dunaway property of record in Instrument No. 20070831-0104767, R.O.D.C., TN. Thence from said POINT OF BEGINNING, along the northerly right-of-way of Plymouth Avenue (40 feet R.O.W.), North 58 degrees 52 minutes 01 seconds West 60.01 feet to an iron pin found at the Southeast corner of the Wesley J. Brooks et ux property of record in Book 1345, Page 574 R.O.D.C., TN. Thence leaving the right-of-way of Plymouth Avenue, with the line of Brooks, North 30 degrees 14 minutes 49 seconds East 179.68 feet to an iron pipe found in the northerly line the Mark A Clark et ux property of record in Instrument No. 20030924-0141489, R.O.D.C., TN.

Thence with said line South 59 degrees 07 minutes 05 seconds East 60.05 feet to an iron pin found at the Northwest corner of Dunaway; Thence with Dunaway's line, South 30 degrees 15 minutes 34 seconds West 179.94 feet to the POINT OF BEGINNING.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed April 6, 2010 as Instrument No. 20100406-0025398 in the Register's Office for Davidson County, Tennessee.