This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-807
Asset # 20-0051-0290154

STATE OF TN)
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, is $103,000.00, 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 this 6th day of July, 2010.

Notary Public
My Commission Expires: 7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Larry M. Vaden and Frances Vaden 251 Graylynn Dr. Nashville TN 37214	Same	095-08-085.00

BILL GARRETT, Davidson County
Trans:T20100041524 DEEDWARRSP
Recvd: 07/07/10 10:28 2 pgs
Fees:13.00 Taxes:381.10
20100707-0053114

SPECIAL WARRANTY DEED
(Corporation)

CitiFinancial, Inc., a Tennessee Corporation, 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 , 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 Larry M. Vaden and Frances Vaden, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

All that certain parcel of Land in Davidson County, State of TN, as more fully described in instrument No. 20040913-0110015 ID#95-08-65, being known and designated as Lot 2 Final Plat Resubdivision of Lot No. 2, on the Plan of The Garr Estates, filed in Instrument No. 20040826-0103370.

Being the same property conveyed to CitiFinancial, Inc., a Tennessee Corporation by Trustee's Deed filed April 12, 20100412-0027189 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 263 Graylynn Drive, Nashville, TN 37214

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 their 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 30 day of June 2010.

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")

BY: _____

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 30 **day of** June 2010.

_____

Notary Public

My commission expires:

1/26/12

(Seal)

Nicole Yanique Dalrymple-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