This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-916

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

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 $36,000.00 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 22nd day of October, 2010.

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

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Preston Elliott and Christine Elliott 305 Logans Circle Franklin TN 37064	Same	094 01 394.00

BILL GARRETT, Davidson County
Trans:T20100067380 DEEDWARRSP
Recvd: 10/25/10 10:20 2 pgs
Fees:13.00 Taxes:133.20
20101025-0085123

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 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 Preston Elliott and Christine Elliott, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

ALL THAT CERTAIN PARCEL/UNIT OF LAND IN , DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN BOOK 8347 PAGE 64 ID# 94.01-394, BEING KNOWN AND DESIGNATED AS LOT NO. 105 SHELBY VILLAGE SUBDIVISION, NUMBER TWO, RECORDED ON 03/09/1951. FILED IN PLAT BOOK 1835, PAGE 48.

Being the same property conveyed to CitiFinancial, Inc., a Tennessee Corporation by Trustee's Deed filed July 9, 2010 as Instrument No. 20100709-0053751 in the Register's Office for Davison County, Tennessee.

Commonly known as: 603 South 15th Street, Nashville, TN 37206

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 29 day of September 2010.

CitiFinancial, Inc., a Tennessee Corporation, 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: Issa Wilson, V.P.

Certificate of Acknowledgment

State of Texas)ss.

County of Dallas

Issa Wilson Personally appeared before me, the undersigned Notary Public, _____, 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 29 day of September 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