This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1084

STATE OF Tennessee
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 $ 27,000.00, 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

BILL GARRETT, Davidson County
Trans:T20110010576 DEEDWARRSP
Recvd: 02/22/11 09:26 2 pgs
Fees:13.00 Taxes:107.30
20110222-0014292

Subscribed and sworn to before me this 16 day of February, 2011

Notary Public
My Commission Expires: _____
(Seal)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jamie B. Day 808 Oneida Ave. Nashville, TN 37207	Jamie B. Day 808 Oneida Ave Nashville, TN 37207	071-12-0-218.00

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 Jamie B. Day, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 6644, Page 121, being known and designated as Lot 145, Victory Heights, filed in Plat Book 1130, Page 97.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed December 22, 2010 as Instrument No. 20101222-0101891 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 808 Oneida Avenue, Nashville, TN 37207

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 8 **day of** February 2011.

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: _____

ITS: Sandra Taylor – V.P.

Certificate of Acknowledgment

State of Texas

County of Collin

)ss.

Personally appeared before me, the undersigned Notary Public, Sandra Taylor, **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 8 **day of** February 2011.

_____

Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012