This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1132

BILL GARRETT, Davidson County
Trans:T20110027773 DEEDWARRSP
Recvd: 05/10/11 09:46 2 pgs
Fees:13.00 Taxes:170.22
20110510-0035760

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 $46,006.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Wheeler
Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th day of May, 2011.

Notary Public
My Commission Expires: 9-8-13
(Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Marvin Cook PO Box 14876 Nashville, TN 37214	owner at owners address	058-11-090.00

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 Marvin Cook, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Royal Mills, Section 1, of record in Book 4675, page 73, said Registers Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed March 7, 2011 as Instrument No. 20110307-0018050 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 541 Phipps Drive, Nashville, TN 37218

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 7 day of April 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: _____

Charlotte Elliott

ITS: 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 7 day of April 2011.

_____

Notary Public

My commission expires:

_____

(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