This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1093
Asset # 6449513

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $33,000.00, 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 20 day of May 2011.

Libby L Brager
Notary Public
My Commission Expires: 11-22-14
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Farokh Fani 1453 Bell Rd #106 Nashville TN 37211	Same	148 08 0 168.00

BILL GARRETT, Davidson County
Trans: T20110030435 DEEDWARRSP
Recvd: 05/23/11 10:15 2 pgs
Fees: 13.00 Taxes: 122.10
20110523-0039171

SPECIAL WARRANTY DEED
(Corporation)

Citi Corp Trust Bank, FSB, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, 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 Farokh Fani, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst. Number 20000510, Page 0047251, ID Number 148 08 168, being known and designated as Lot 2, Terragon Trails Section 5 Second Revision, filed in Plat Book 5200, Page 18, recorded 12/20/1977.

Being the same property conveyed to Citi Corp Trust Bank by Trustee's Deed recorded as Instrument Number 20110118-0004381, Register's Office of Davidson County, Tennessee.

Commonly known as: 4708 Terragon Trail, Antioch, TN 37013

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 16 **day of** May **2011**.

Citi Corp Trust Bank, FSB

BY: _____

ITS: Justin Jung V.P.

Certificate of Acknowledgment

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

State of Texas

County of Dallas

)ss.

Personally appeared before me, the undersigned Notary Public, Justin Jung **, 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 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 16 **day of** May **2011**.

_____

Notary Public

My commission expires:

_____

(Seal)

TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 2012