BILL GARRETT, Davidson County
Trans:T20110040828 DEEDWARRSP
Recvd: 07/07/11 14:17 2 pgs
Fees:13.00 Taxes:169.09
20110707-0052135

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1230

STATE OF Tennessee
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 $45,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Coleen Newcomb
Grantee or Agent of Grantee

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 1st day of July, 2011.

Notary Public
My Commission Expires: 12-06-2011
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Charles E. Walker 86 Thompson Lane Nashville, TN 37210	New owner	133 07 0 200.00

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 Charles E. Walker, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:
LOCATED IN THE 6DA-S6705 CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF FARLEY HEIGHTS, SECOND ADDITION, OF RECORD IN BOOK 2330, PAGE 100, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed May 26, 2011 as Instrument No. 20110526-0040439 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 174 Wheeler Avenue, Nashville, TN 37211

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 21 day of June 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: Charlotte Elliott, VP

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 VP 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 21 day of June 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