This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1280
Asset # 6794268

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $146,000.00, 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 30th day of January, 2012.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
James R. Clayton and Tamara S. Clayton 245 Lake Terrace Dr Hendersonville TN 37075	Southwest Bank 1603 LBJ Freeway STE 123B Dallas TX 75234	052-14-0A-039.00

BILL GARRETT, Davidson County
Trans:T20120007324 DEEDWARRSP
Recvd: 01/31/12 10:42 2 pgs
Fees:13.00 Taxes:540.20
20120131-0008664

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 James R. Clayton and spouse Tamara S. Clayton, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 39, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No. 20040811-0097169.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed for record on August 18, 2011 as instrument 20110818-0063804.

Being the same property conveyed to CitiMortgage, Inc. by Quit Claim Deed filed for record on 1-31-12 as Instrument Number 20120131000 8663

Commonly known as: 2521 Pennington Bend Road #106, Nashville, TN 37214

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 20 **day of** December **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: Jamey Davis V.P.

Certificate of Acknowledgment

State of Texas

County of Dallas **)ss.**

Personally appeared before me, the undersigned Notary Public, Jamey Davis **, 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 20 **day of** December **2011.**

_____

Notary Public

My commission expires:

12-2-2012

(Seal)

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