Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT130200122
12-07426

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20130022653 DEEDWARRSP
Recvd: 03/20/13 09:38 4 pgs
Fees:23.00 Taxes:572.21
20130320-0027507

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

~~Sherry J. Frazor~~
Fidelity Bank d/b/a Fidelity Bank Mortgage
3 Corporate Square, 7th Floor
Atlanta, GA 30329

Name and address of Owner
Sherry J. Frazor
4553 Hawthorn Dr.
Nashville, TN 37214

****

PROPERTY ADDRESS:

4553 Hawthorn Drive, Nashville, TN 37214

****

MAP PARCEL NUMBERS: 062.02-0B-241.00 CO

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **U.S. Bank National Association as Trustee on behalf of the Holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-FX1**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Sherry J. Frazor ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 4553 Hawthorn Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized VICE PRESIDENT on this the 11th day of March, 2013.

Grantor: **U.S. Bank National Association as Trustee on behalf of the Holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-FX1 By: MidFirst Bank as Attorney in Fact recorded as Instrument No.:** 20071011-0121124

By: _____

Name: _____

Title: _____

James Brueggen
Vice President MidFirst Bank
As Attorney-in-Fact-for
US Bank National Association

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, JAMES BRUEGGEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be VICE PRESIDENT of MidFirst Bank as Attorney in Fact for **U.S. Bank National Association as Trustee on behalf of the Holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-FX1,** and that JAMES BRUEGGEN, as such VICE PRESIDENT, executed the foregoing instrument by signing the name of the company by himself/~~herself~~ as VICE PRESIDENT, MIDFIRST BANK.

Witness my hand and seal at Office in OKLAHOMA CITY, OKLAHOMA, this 11 day of March, 2013.

_____
Notary Public

My Commission Expires: 4/22/14

S. CHHOTU-HUNDLEY
Notary Public
State of Oklahoma
Commission # 10003303 Expires 04/22/14

****

STATE OF Oklahoma

COUNTY OF Oklahoma

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is ~~$155,650.00~~ $154,650.00

Affiant

Joe Rhoades
Vice President
First Bank
As Attorney-in-Fact for
US Bank National Association

Subscribed and sworn to before me this the 11th day of March, 2013.

Notary Public

My Commission Expires: 4/22/14.

S. CHHOTU-HUNDLEY
Notary Public
State of Oklahoma
Commission # 10003303 Expires 04/22/14

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Virginia D. Ball and husband, Michael Ball by General Warranty Deed dated July 27, 2006, of record as Instrument Number 20060731-0092040, in the Office of the Register of Deeds of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Virginia Diane Ball by Quitclaim Deed dated September 10, 2008, of record as Instrument Number 20080911-0092994, in the Office of the Register of Deeds of Davidson County, Tennessee.

Further being the same property conveyed to U.S. Bank National Association as Trustee on behalf of the Holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-FX1, by Substitute Trustee's Deed dated December 11, 2012 and of record as Instrument No. 20130103-0000544 in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223