Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
2003-277(TR)
1-52488

FILE BOX 45

Davidson County DEEDWARR
Recvd: 04/22/02 11:18 3pgs
Fees:18.00 Taxes:74.00
20020422-0049361

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of ~~January~~ April, 2002, by Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, Grantor, by its duly authorized attorney in fact, Burrow Closing Management Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Charles Simms, Peter Reginald Morris, Robert Mack Roney, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the North 5 feet of Lot No. 35 and the South 40 feet of Lot No. 36 in the Benedict Land Company's Subdivision of Northeast Nashville, this is the Subdivision of the Lindsley tract and of record in Plan Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 35 and 26 front together 45 feet on the Westerly side of Stockell Street and run back between parallel lines 179 feet, more or less, to an alley.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Robert M. Wilson, Substitute Trustee filed on July 2, 2001 as instrument no. 20010702-0069574, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1014 Stockell Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal Home Loan Mortgage Corporation, by its lawful attorney in fact.

BY: Mary Lea Czerwinski

ITS: Vice President

Acknowledgment

State of Maryland
)ss.
County of Frederick

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, MARYLEA CZERWINSKI, **the** VICE PRES **for Burrow Closing Management Corporation, the Attorney in Fact for Federal Home Loan Mortgage Corporation, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Vice Pres. **of Burrow Closing Management Corporation, and that he/she as such** Vice Pres **is authorized to sign on behalf of Federal Home Loan Mortgage Corporation, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 16th **day of** ~~January~~ April**, 2002.**

SUE HIGGINS
Notary Public
Frederick Co., MD
Comm. Exps. Feb. 7, 2006

Sue Higgins

Notary Public

My commission expires:

02-07-06

(Seal)

SUE HIGGINS
Notary Public
Frederick Co., MD
My Comm. Exps. Feb. 7, 2006

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, $20,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Melissa R. White
Affiant

Subscribed and sworn to before me this 18th **day of** April, **2002.**

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:
1/29/05
(Seal)

Property owner and party responsible for payment of taxes:
Charles Simms
1014 Stockell Street
Nashville, TN, 37207

Map No. 82-03-172.00

Return to:

Metropolitan Escrow, Inc.
217 Pinoway Drive
Nashville, TN 37217