Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2003-641
1-61318

Davidson County DEEDWARR
Recvd: 01/15/03 15:52 3pgs
Fees:18.00 Taxes:198.10
20030115-0006748

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13 day of December, 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 Tonia Swarthout, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 12 on the Plan of Richland Plan Condominiums of record in Plat Book 5200, page 570, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6100, page 222, said Register's Office.
>
> Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from Mary K. Alissandratos, as Substitute Trustee, dated March 28, 2002, recorded April 11, 2002 in Instrument Number 20411-0045337, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3520 West End Avenue #12, Nashville, TN 37205.

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 Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seised 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 it duly appointed attorney-in-fact, Burrow Closing Management Corporation:

BY: Jennifer Presley

ITS: AVP

Acknowledgment

State of Maryland)
)ss.
County of Frederick)

On this day before me, a Notary Public, personally appeared Jennifer Presley, to me personally well-know, who acknowledged that he/she is the AVP of Burrow Closing Management Corporation, a corporation, as attorney-in-fact for Federal Home Loan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 13 day of December 2002.

Kristen L Hodges
Notary Public

My commission expires:

(Seal) Commission Expires
May 3, 2005

KRISTEN L. HODGES NOTARY PUBLIC FREDERICK COUNTY, MD

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, $53,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 **day of January 2003.**

Patricia B Brossett

Notary Public

My commission expires:

3-15-2003

(Seal)

PATRICIA B. BROSSETT NOTARY PUBLIC AT LARGE MY COMM. EXP. 3-15-2003 SHELBY CO., TN

Property owner and party responsible for payment of taxes:
Tonia Swarthout
3520 West End Avenue #12
Nashville, TN, 37205

Map No. 104-09-O-E-12.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
5384 Poplar Avenue Suite #202
Memphis, TN 38119