Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-2460
Asset # 1-84943

Davidson County DEEDWARR
Recvd: 03/10/04 08:28 3pgs
Fees:18.00 Taxes:127.65
20040310-0027273

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 13th day of February 2004, 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 Deborah Sparks, Grantee, the following land in Davidson County, Tennessee:**

**Land in Davidson County, Tennessee, being Lot 108A, Zone Lot Division of Lots 107 and 108, W.R. Wilson Subdivision, as in book 6200 at page 730, Register's Office for said county to which reference is here made for a more complete description.**

**Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as Substitute-Trustee, filed for record September 23, 2003 as instrument number 20030923-0140184, Register's Office for Davidson County, Tennessee.**

**Commonly known as: 409 A 35th Avenue, Nashville, Tennessee 37218.**

**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 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 attorney-in-fact,**
**Burrow Closing Management Corporation**

**BY:** _____
*JULIO GONZALEZ, CLOSING COORDINATOR*

**ACKNOWLEDGMENT**

**State of CALIFORNIA**

**County of ORANGE**

**On this day before me, a Notary Public, personally appeared JULIO GONZALEZ to me personally well-know, who acknowledged that he/she is the CLOSING COORDINATOR 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 February 2004.**

_____
**Notary Public**

**My commission expires:**

**JUNE 12, 2005**
**(Seal)**

KARI L. SCHULTZ
Commission # 1308771
Notary Public - California
Orange County
My Comm. Expires Jun 12, 2005

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, $ 34,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah Sparks
Affiant

Subscribed and sworn to before me this 4th day of February 2004.

Mary Jayne Masters
Notary Public

My commission expires:

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Deborah Sparks
~~409 35th Avenue~~ PO BOX 3504
~~Nashville, TN, 37218~~ BRENTWOOD, TN 37024

Map No. 092-09-0 258.00

Return to:
Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211