Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-2607
I-98117

Davidson County DEEDWARR
Recvd: 06/11/04 09:41 3pgs
Fees:18.00 Taxes:495.80
20040611-0069328

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19 day of MAY, 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 Peter Anthony Garcia and Wendy J. Garcia, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 55 on the Plan of Mill Run, Phase I, of record in Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan 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 Denise Griffin, as Substitute-Trustee, filed for record December 11, 2003 as instrument number 20031211-0177691, Registers Office for Davidson County, Tennessee.

Commonly known as: 1240 Bending Creek Drive, Antioch, TN 37013.

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 Mortage by Burrow Closing Management, its attorney-in-fact.

BY:_____
JULIO GONZALEZ, CLOSING COORDINATOR

ATTEST:_____

ACKNOWLEDGMENT

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JULIO GONZALEZ, to me personally well-know, who acknowledged that he 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, 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 19 day of MAY, 2004.

Notary Public

My commission expires:

JUNE 10, 2005
(Seal)

CECILIA RAMIREZ
Commission # 1308619
Notary Public - California
Orange County
My Comm. Expires Jun 10, 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, $134,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of ~~MAY,~~ June 2004.

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:
Peter Anthony Garcia
1240 Bending Creek Drive
Antioch, TN, 37013

Map No. 173-15-0-A/055.00CO

Return to:

Associates Closing & Title—HURON
11501 Huron Lane
Little Rock, AR 72211