Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-2714
503738
1845168

Davidson County DEEDWARR
Recvd: 04/11/05 11:37 4 pgs
Fees:23.00 Taxes:157.34

20050411-0039590

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3 day of March, 2005, 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 Landis Ventures , LLC, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit Number 7-9 of West Meade Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, and Book 7333, Page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, as of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record February 26, 2004 as instrument number 20040226-0021753, Registers Office for Davidson County, Tennessee.

Commonly known as: 6680 Charlotte Pike, Nashville, TN 37209.

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 its successors 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, Burrow Closing Management Corporation

BY: _____

ITS: ***JULIO GONZALEZ, ASST. VP***

Acknowledgment

State of CALIFORNIA)**ss.**
County of ORANGE

On this day before me, a Notary Public, personally appeared *JULIO GONZALEZ, ASST. VP* 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 3 day of March, 2005.

_____
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, $ 42,525.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Fleming
Affiant

Subscribed and sworn to before me this 28 day of March, 2005.

Notary Public

My commission expires:

TRACY SHERROD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 9-17-08

(Seal)

Property owner and party responsible for payment of taxes:
Landis Ventures , LLC
~~**6680 Charlotte Pike**~~ 2047 24th Ave South
Nashville, TN, ~~**37209**~~ 37212

Map No. 102-07-0-A-0003.00

Return to:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Apartment Unit Number 7-9 of West Meade Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, and Book 7333, Page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, as of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

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