Davidson County DEEDWARR
Recvd: 08/16/05 14:44 3 pgs
Fees:18.00 Taxes:277.50
20050816-0097092

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-3272
Asset# 517508
2185544

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4 day of August 2005, by Federal Home Loan Mortgage Corporation, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Matthew F. Strader, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lots 106, 107, and 108, in the Subdivision of Overhill City Land Company and W. H. Fox as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being at a point in the easterly boundary of Burbank Avenue, said point being 75 feet north of the intersection of Burbank Avenue and Oriel Street; thence following the easterly boundary of Burbank Avenue in a northerly direction 75 feet to the southerly margin of an alley; thence, following the southerly boundary of said alley in a westerly direction a distance of 155 feet to a point; thence in a southerly direction parallel to Burbank Avenue, a distance of 75 feet to a point; thence in a easterly direction a distance of 155 feet to the beginning.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Denise Griffin, substitute trustee filed November 3, 2004 as instrument number 20041103-0132635 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2245 Burbank Avenue, Nashville, TN 37210.

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 his 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 duly authorized attorney in fact, Burrow REO f/k/a Burrow Closing Management Corporation**

**BY:** _____

**IT'S:** JULIO GONZALEZ, AVP

**Acknowledgment**

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

**On this day before me, a Notary Public, personally appeared** JULIO GONZALEZ, AVP **of Burrow REO f/k/a 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 4 day of August 2005.**

CECILIA RAMIREZ
Commission # 1578488
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

_____
**Notary Public: CECILIA RAMIREZ**

**My commission expires:**

**JUNE 10, 2009**
**(Seal)**

**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, $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Matthew F. Strader

**Affiant**

**Subscribed and sworn to before me this** 10th **day of August 2005.**

Stacey Denson Palmer

**Notary Public**

**My commission expires:**

_____

**(Seal)**

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

**Property owner and party responsible for payment of taxes:**
**Matthew F. Strader**
~~**2245 Burbank Avenue**~~
~~**Nashville, TN, 37210**~~ 8465 Old Charlotte Pike
Pegram, TN 37143

**Map No. 119-01-O 304.00**

**Return to:**

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