Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-3452
Asset #522384
2324109

Davidson County DEEDWARR
Recvd: 01/03/06 10:28 3 pgs
Fees:18.00 Taxes:218.30
20060103-0000350

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23 day of December 2005 by Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of American, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

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

> Being Lot No. 11, Unit N-15, A Horizontal Property Regime, on the Plan of Patio Villa Subdivision, Phase II, Section 3, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Federal Home Loan Mortgage Cororation, by Trustee's Deed from Christopher L. Palmer, successor trustee, filed for record February 2, 2005 as instrument number 20050202-0011988, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 928 Patio Drive, Nashville, TN 37214.

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.

FILE BOX 45

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, National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS").

BY: _____

IT'S: KIRSTEN GILCHRIST, AUTHORIZED SIGNER

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared KIRSTEN GILCHRIST, AUTHORIZED SIGNER **of National Default REO Services, d/b/a First American Asset Closing Services, a Limited Liability Company, 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 23 day of December 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)

State: TN

County: Davidson

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, $59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marie Bradford
Affiant

Subscribed and sworn to before me this 30th **day of** December, 2005.

Jamie Crutchfield
Notary Public

My commission expires:

3/31/07
(Seal)

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:

Mortgage Investors Group
8320 E. Walker Springs Lane
KNoxville, TN 37923

Map No. 108-03-0-A 015.00

Return to:

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

FILE BOX 45