Davidson County DEEDWARR
Recvd: 02/21/06 10:40 3 pg
Fees:18.00 Taxes:174.64

20060221-0019907

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-3375
FHL# 520482
2261334

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19 day of January 2006, 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 Jillian Etherington, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lot No. B-11 on the Map of Temple Subdivision, as of record in Book 974, Page 3, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey thereof made by Z. J. Wilkinson, Surveyor, September 6, 1952.

Said part of Lot No. B-11 fronts 173 feet on the northerly side of Homestead Road and extends back between lines 283 feet on the westerly side and 304 feet on the easterly side to a dead line in the rear, measuring 182 feet thereon.

INCLUDED in the above description but expressly EXCLUDED therefrom is that portion of the premises acquired by the State of Tennessee for Interstate Hwy. 65 right-of-way, described as follows:

Beginning on the northerly side of Homestead Road at the Southeasterly corner of the aforementioned property; thence Westerly along said Northerly side 173 feet, more or less, thence leaving said Northerly side of homestead Road, Northeasterly 211 feet, more or less, to the Easterly line of the aforementioned property; thence along said Easterly side, Southwesterly 115 feet, more or less, to the point of beginning.

This conveyance is subject to all matters of record on plat, In Plat Book 974, Page 3, Register's Office for said County.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by virtue of Substitute Trustee's Deed filed January 18, 2005 as instrument number 20050118-0006131.

Commonly known as: 3317 Parkway Drive, Nashville, TN 37202.

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 duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as attorney-in-fact and/or agent

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 19 day of January 2006.

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 of Tennessee

County of 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, $47,200.00, 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 17th **day of February 2006.**

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:
Jillian Etherington
1817 Jefferson Street
Nashville, TN 37208

Parcel# 060-03-0-003.00

Return to:

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