Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-278
Asset No. 539866

Davidson County DEEDWARR
Recvd: 04/21/06 10:24 3 pgs
Fees:18.00 Taxes:286.75
20060421-0045836

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 day of March, 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 Frances L. Zipperer, Grantee, the following land in Davidson County, Tennessee:

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

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 112, Building 1, on the Horizontal Regime of Churchill Crossing Condominiums as recorded in the Master Deed of Record in Book 7792, Page 915, as amended in Book 7804, Page 616, which amends Lot 1, Churchill Crossing, of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed recorded the 13th day of March, 2006 as Instrument No. 20060313-0028554 in the Register's Office for Davidson County, Tennessee.

Subject to By-Law of record in Master Deed 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, and Book 10996, Page 199.

Subject to amended Charter Homeowner's Association of record in Book 7788 Page 924.

Commonly known as: 112 Churchill Crossing Madison, TN 37115.

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.

FZ

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 ("Freddie Mac"), organized and existing under the laws of the United States of America, 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")

BY: _____

ITS: KIRSTEN GILCHRIST, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared KIRSTEN GILCHRIST, VICE PRESIDENT **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 27 day of March, 2006.

(Seal)

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

FZ

State of TN

County of Davidson)ss.

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, $77,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frances L Zipperer
Affiant

Subscribed and sworn to before me this 18 **day of** April **, 2006.**

(Seal)

Stacey Denson Palmer
Notary Public

My commission expires: _____

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:

Frances L. Zipperer
112 Churchill Crossing
Madison, TN 37115

Map No. 034-03-0-B-112.00CO

Return to:

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