Davidson County DEEDWARR
Recvd: 04/28/06 10:53 4 pgs
Fees:23.00 Taxes:377.40
20060428-0048835

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-181
Asset No. 537321

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3 day of April, 2006, by 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").

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

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

Being land in the Fourth Civil District of Davidson County, Tennessee, being a part of Lot #196, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning with an iron pin at the Northeast corner of Lot #196 and running thence the following courses and distances: South 0 degrees 47 minutes West 58.0 feet to an iron pin; thence North 89 degrees 13 minutes West 108.2 feet to an iron pin; thence North 0 degrees 47 minutes East 58.0 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin and the point of beginning, containing 0.14 acres, more or less, also beginning with an iron pin at the Southeast corner of Lot #195 and running thence the following courses and distances: North 89 degrees 13 minutes West 108.2 feet to an iron pin; thence North 0 degrees 47 minutes East 5.5 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin; thence South 0 degrees 47 minutes West 5.5 feet to an iron pin and the point of beginning, containing 0.01 acres, more or less.

Also conveyed herein is a part of Lot #195, Section C. Village of Old Hickory, more particularly described as follows: Beginning with an iron pin at the Southwest corner of Lot #195, and running thence the following courses and distances: North 0 degrees 47 minutes East 5.5 feet to an iron pin; thence South 89 degrees 13 minutes East 59.0 feet to an iron pin; thence South 0 degrees 47 minutes West 5.5 feet to an iron pin; thence North 89 degrees 13 minutes West 69.0 feet to an iron pin, and the point of beginning, containing 0.01 acres, more or less. Also being a part of Lot #196, Section C, Village of Old Hickory, being

more particularly described as follows: Beginning with an iron pin at the Northwest corner of Lot #196, and running thence the following courses and distances; South 89 degrees 13 minutes East 59.0 feet to an iron pin; thence South 0 degrees 47 minutes 58.0 feet to an iron pin; thence South 89 degrees 13 minutes East 108.2 feet to an iron pin; thence South 0 degrees 47 minutes West 27.0 feet to an iron pin; thence North 89 degrees 13 minutes West 167.2 feet to an iron pin; thence North 0 degrees 47 minutes East 85.0 feet to an iron pin, and the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Quitclaim Deed recorded the 3rd day of February, 2006 as Instrument No. 20060203-0013918 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1506 Hadley Avenue Old Hickory, TN 37138.

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 ("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 3 day of APRIL, 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

State of Tennessee
County of Williamson **)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, $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Celia Ana Turrill
Affiant

Subscribed and sworn to before me this 27th **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:

Celia Ana Turrill
1506 Hadley Avenue
Old Hickory, TN 37138

Map No. 053-03-0-334.00

Return to:

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