Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-161
Asset No. 536974

Davidson County DEEDWARR
Recvd: 06/21/06 13:39 3 pgs
Fees:18.00 Taxes:240.50
20060621-0074183

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of May, 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 Richard W. Gardner and wife, Tammy Gardner, as tenants by the entireties, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 66, Building F, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed on January 11, 2006 as instrument number 20060111-0003974 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 166 North Timber 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 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 ("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 Limited Power of Attorney recorded the 7th day of September, 2005 as Instrument No. 20050907-0107449 in the Register's Office for Davidson County, Tennessee.

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 17 day of May, 2006.

(Seal)

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

State of _____

_____
Notary Public: CECILIA RAMIREZ

My commission expires: JUNE 10, 2009

State of TN

)ss

County of WILSON

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, $65,000.00, 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 19th day of June, 2006.

(Seal)

Notary Public

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property owner and party responsible for payment of taxes:

Richard Gardner
166 North Timber Drive
Nashville, TN 37214

Map No. 108-07-0-B-066.00CO

Return to:

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