Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1000-309
Asset No. 540834

Davidson County DEEDWARR
Recvd: 09/20/06 11:13 3 pgs
Fees:18.00 Taxes:244.57
20060920-0116382

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12 day of September, 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 Scott Bonner and Lisa Rota, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 1 in Crutchers Subdivision of part of Lucy H. Lindsley Property of record in Book 161, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 67 feet on the easterly side of Meridian Street and runs back with the northerly margin of Richardson Street (formerly Scott Avenue) 150 feet to an alley.

Being the same property conveyed to Federal Home Loan Mortgage Corporation in Substitute Trustee's Deed filed as instrument number 20060504-0051710.

Commonly known as: 1201 Meridian Street Nashville, TN 37207.

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 Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

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") by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liabilty Company d/b/a First American Asset Closing Services ("FAACS"), by Limited Power of Attorney recorded the 7th day of September, 2005 as Instrument #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 12 day of September, 2006.

(SEAL)

LIEZL BARNUM
Commission # 1666746
Notary Public - California
Orange County
My Comm. Expires May 14, 2010

_____
Notary Public: LIEZL BARNUM

My commission expires: MAY 14, 2010

State of Tennessee
)ss
County of Williamson

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, $66,100.00, 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 18th **day of** September, **2006.**

(SEAL)

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public

Property owner and party responsible for payment of taxes:

Scott Bonner
2401 Elliott Avenue
Nashville, TN 37204

Map No. 071-15-0-403.00

Return to:

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