Davidson County DEEDWARR
Recvd: 11/06/06 09:48 3 pgs
Fees:18.00 Taxes:347.80
20061106-0137559

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-370
Asset No. 542491
2888612

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 6 day of July, 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 Richard Hlavati, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Oakwood Terrace, Section 1, of record in Plat Book 4460, page 54 and 55, Register's Office for Davidson County, to which reference is made for a more complete description.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed on May 17, 2006 as instrument number 20060517-0057827 in the records of the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 4539 Artelia Drive, Nashville, TN 37211.
>
> 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 in Record Book 20050907, Page 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 6 day of July, 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, $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Elaine Sinnard
**Affiant**

**Subscribed and sworn to before me this** 3rd **day of** November, **2006.**

**(Seal)**

ANGEL[illegible] FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

**Notary Public**

**My commission expires:** 4/28/09

**Property owner and party responsible for payment of taxes:**
**Richard Hlavati**
**1329 Buckingham Circle**
**Franklin, TN. 37064**

**Map No. 148-8-018.00**

**Return to:**

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