Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1000-624
562407

Davidson County DEEDWARR
Recvd: 10/10/07 12:59 3 pgs
Fees:18.00 Taxes:591.63
20071010-0120620

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24 day of September, 2007, 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 William Ross Groover, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Larchwood Subdivision, Section 7, recorded in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed recorded 06/12/2007 as Instrument Number 20070612-0070313.
>
> Commonly known as: 124 Fitzpatrick, 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, 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"), 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 07th day of September, 2005, at Instrument Number 20050907-0107449, in the Register's Office for Davidson County, Tennessee.

BY:_____

ITS: JESSICA RAMIREZ, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JESSICA RAMIREZ, 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 24 day of September, 2007.

(Seal)

Notary Public: MONA M. HAJATI

MONA M. HAJATI
Commission # 1679458
Notary Public - California
Orange County
My Comm. Expires Jul 3, 2010

My commission expires: JULY 3, 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, $159,900.00, 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 5th **day of** October **September, 2007.**

(Seal)

AMBER MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: _____

My Commission Expires March 7, 2011.

Property owner and party responsible for payment of taxes:
William Ross Groover
124 Fitzpatrick
Nashville, TN, 37214

Map No. 10804021400

Return to:

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