Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-983
4291451

$310.30

Davidson County DEEDWARR
Recvd: 08/08/08 09:31 3 pg
Fees:18.00 Taxes:292.30
20080808-0081799

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 29th day of July, 2008, by Federal Home Loan Mortgage, 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 Dennis K Moreno, Grantee, the following land in Davidson County, Tennessee:**

**Land in Davidson County, Tennessee, being Lot(s) 86, as shown on the map entitled Trinity Hills Village, Section One, Second Addition, of record in Plat Book 4175, page(s)79, 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 in Substitute Trustee's Deed filed as instrument number 20080612-0060607.**

**Commonly known as: 509 Combs Terrace, 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 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, 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)**

**POA: instrument #** 20050907-0107449

**BY:** _____

**ITS:** Jeff Schmidt VICE PRESIDENT

**Acknowledgment**

**State of** CALIFORNIA
)ss.
**County of** ORANGE

* NATIONAL DEFAULT REO SERVICES, a Delaware Limited Liability Company DBA FIRST AMERICAN ASSET CLOSING SERVICES

**On this day before me, a Notary Public, personally appeared** JEFF SCHMIDT **, to me personally well-known, who acknowledged that he/she is the** VICE PRESIDENT **of*** (FAACS) **, a corporation, as attorney-in-fact for Federal Home Loan Mortgage, ~~a Delaware Limited Liability Company d/b/a First American Asset Closing Services FAACS. 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** 29 **day of** JULY **,** 2008 **.**

_____
**Notary Public**

**My commission expires:** 6-4-09

_____
**(Seal)**

ANTHONY PHAN
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

State of TN

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, $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Dennis K. Moreno

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this** 7th **day of** August, 2008.

**Notary Public**

**My commission expires:**

7/16/11

**(Seal)**

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

**Property owner and party responsible for payment of taxes:**
**Dennis K Moreno**
**509 Combs Terrace**
**Nashville, TN, 37207**

**Map No. 060-13-0-097.00**

**Return to:**

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211