Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1057
4395374

Davidson County DEEDWARR
Recvd: 10/24/08 09:52 3 pgs
Fees:18.00 Taxes:94.35
20081024-0106446

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of October, 2008, by Federal Home Loan Mortgage Corporation, 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.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Kathleen E. Kelly, Grantee, the following land in Davidson County, Tennessee:

Being Lot No 1 on the Plan of the Subdivision of Lot 293, McGavock and Wetmore's Addition, as shown of record in Book 6050, page 379, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation in Trustee's Deed filed as instrument number 20080725-0076374.

Commonly known as: 1728 16th Avenue, Nashville, TN 37208.

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 her 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,, 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:** Joseph Verdugo, VP
(Vice President)

**Acknowledgment**

**State of** California
**)ss.**
**County of** Orange

* NATIONAL DEFAULT REO Services, a DELAWARE LIMITED LIABILITY COMPANY d/b/a First American Asset Closing Services

**On this day before me, a Notary Public, personally appeared** Joseph Verdugo, **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 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** 10 **day of** October, 2008.

_____
**Notary Public**

**My commission expires:**

6/4/09

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

NRO1 NRO1

**State of TENNESSEE)**
**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, $25,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this 23RD day of October, 2008.**

**Notary Public**

**My commission expires:**

**07/16/2011**
**(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:**
**Kathleen E. Kelly**
**P.O. Box 40021**
**Nashville, TN 37204**

**Map No. 081-11-0-319.00**

**Return to:**

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