Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-980
4291449

Davidson County DEEDWARR
Recvd: 11/03/08 12:01 3 pgs
Fees:18.00 Taxes:482.85
20081103-0109182

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th 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 Lee A. Ellard and Cindy Ellard, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 151 on the Plan of Pinnacle Point Subdivision, Phase IV, as of record in Book 6900, page 524, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed for record on 07/18/08 as instrument no. 20080710-0070820 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 628 Rocky Mountain Parkway, Antioch, TN 37013.

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, 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 DBIA 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 24 **day of** October, 2008.

_____
Notary Public

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

My commission expires:

6/4/08

(Seal)

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, $130,500.00, 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 30th day of October, 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:
Lee A. Ellard
628 Rocky Mountain Parkway
Antioch, TN, 37013

Map No. 135140A 151.00

Return to:

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