Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1016
4335125

BILL GARRETT, Davidson County
Trans:T20090018468 DEEDWARR
Recvd: 03/19/09 14:16 3 pgs
Fees:18.00 Taxes:329.30
20090319-0024796

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th day of February, 2009, 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 Jerry Nichols, an unmarried man, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65A of the zone lot division of Lot No. 65, of Section III, revised Percy Priest Woods, of record in Plat Book 6250, Page 621, amending Plat Book 5200, Page 789, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed for record on 06/30/08 as instrument no. 20080630-0066974.

Commonly known as: 1026 Hammack Court, 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, 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: Maria Pereira, 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 ("FAACS")

On this day before me, a Notary Public, personally appeared Maria Pereira, **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** February, 2009.

_____
Notary Public

My commission expires:
June 4, 2009
_____
(Seal)



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

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, $89,000.00, 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 17th day of March, 2009.

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:
Jerry Nichols
313 Alexis Street
Mt. Juliet, TN 37122

Map No. 108-16-0-164.00

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

PROPERTY ADDRESS:
1026 Hammock Dr
Nashville,Tn 37214