Realty 03

Realty Title 48-A

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1490
4916816

BILL GARRETT, Davidson County
Trans: T20090028525 DEEDWARR
Recvd: 04/30/09 14:59 3 pgs
Fees: 18.00 Taxes: 71.97
20090430-0039457

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 2 day of April, 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 Eldon R. Spraker III, Grantee, the following land in Davidson County, Tennessee:

Land in the 12th, Formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the Subdivision of the Lands of William Phillips of record in Book 57, Page 21 Register's Office for said County, and being more particularly described as follows: Beginning at an iron pin at the Northwest corner of the intersection of Maplewood Lane and Walton Lane; thence with the westerly margin of Walton Lane N. 3 Degrees 15 minutes East 250.4 feet to an iron pin; thence N 83 degrees 35 minutes West 76.3 feet to an iron pin; thence S 6 degrees 25 minutes West 250 feet to an iron pin in the Northerly margin of Maplewood Lane; thence with the northerly margin of Maplewood Lane S 83 degrees 35 minutes East 89.7 feet to the beginning. For Informational purposed only, survey by Nickerson Hickerson Engineers, dated December 22, 1961, sets out subject property as containing 0.476 acres, more or less..

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed dated February 4, 2009, filed February 9, 2009 as Instrument No. 20090209-0011275 in the Register's Office for Davidson County, Tennessee

Commonly known as: 239 Maplewood Trace, 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 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: Evangeline Garcia Authorized Signer

Acknowledgment

State of California

County of Orange)ss.

* 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 Evangeline Garcia, **to me personally well-known, who acknowledged that he/she is the** Authorized Signer **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 2 **day of** April, 2009.

_____
Notary Public

My commission expires:

June 4, 2009

(Seal)

NRO1 ANTHONY PHAN COMM. #1584892 Notary Public - California Orange County My Comm. Expires Jun. 4, 2009 NRO1

State of TENNESSEE
)ss.
County of DAVIDSON

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, $ 19,450.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachelle Caudell
Grantee or Agent of Grantee

Subscribed and sworn to before me this 21ST day of APRIL, 2009.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Diane K. Ma
Notary Public

My commission expires: 2/11/13

(Seal)

Property owner and party responsible for payment of taxes:
Eldon R. Spraker III
6600 ELLESMERE ROAD
NASHVILLE, TN 37205

Map No. 061-01-0-008.00

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

Property address; 239 Maplewood Trace Nashville,Tn 37207