Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1169
4623489

BILL GARRETT, Davidson County
Trans:T20090030296 DEEDWARR
Recvd: 05/07/09 09:37 3 pgs
Fees:18.00 Taxes:593.85
20090507-0041994

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of March, 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 James Dishanni, a married man, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Teresa Drive Subdivision as of record in Book 3842, page 82, Register's Office for said County. Said Lot No. 2 fronts 110.0 feet on the Southerly side of Teresa Drive and extends back 145.0 feet on the Easterly line and 145.0 feet on the Westerly line to a dead line measuring 110.00 feet thereon.

Being the same property conveyed the Federal Home Loan Mortgage Corporation by Trustee's Deed filed for record on 10/16/08 as instrument no. 20081016-0104244 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 107 Teresa Drive, Old Hickory, TN 37138.

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: Carolyn Oliver
Authorized Signer

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 Carolyn Oliver, **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 30 **day of** March, 2009.

_____
Notary Public

My commission expires:
June 4, 2009

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, $160,500.00, 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 5TH day of May, 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:
James Dishanni
107 Teresa Drive
Old Hickory, TN 37138

Map and Parcel 053-15-0-022.00

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

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