Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1176
618588

BILL GARRETT, Davidson County
Trans:T20090040406 DEEDWARR
Recvd: 06/17/09 12:44 3 pgs
Fees:18.00 Taxes:554.63
20090617-0056370

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20TH day of May, 2009, by Federal Home Loan Mortgage Corporation, Grantor, 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, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James P. Sulkowski and Joseph H. Sulkowski, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, pages 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37 and amended in book 8140, page 689, said Register's Office.
>
> Being the same property conveyed Federal Home Loan Mortgage Corporation dated October 9, 2008 and recorded as Instrument Number 20081016-0104184, Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 246 Hillsboro Place, Nashville, TN 37215.

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 recorded in Instrument Number 20050907-0107449

BY: _____

ITS: Kirsten Gilchrist
Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Kirsten Gilchrist, **to me personally well-know, who acknowledged that he/she is the** Authorized Signer **of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services (FAACS), as duly authorized 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 20 **day of May, 2009.**

_____
Notary Public

My commission expires:
6/4/09
(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, $149,900.00, 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 15TH day of June, 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 P. Sulkowski and Joseph H. Sulkowski
246 Hillsboro Place
Nashville TN 37215

Map No. 117-03-0-D-246.00

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