Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1577
4940271

BILL GARRETT, Davidson County
Trans: T20090042056 DEEDWARR
Recvd: 06/24/09 08:58 3 pgs
Fees: 18.00 Taxes: 175.75
20090624-0058538

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of May, 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, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Mary D. Boritzki, an unmarried woman, and Debra Boritzki, a married woman, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee described as follows, to-wit:

Unit No. 385 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the plat of Deer Lake Retirement Community recorded in Book 5050, pages 28 and 29 and as amended in Book 5050, Pages 62 and 63, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, pages 82 through 118 of the Register's Office for Davidson County, Tennessee to which reference is hereby made for easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part thereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligations to pay monthly assessments for the maintenance and operations of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed February 18, 2009 as Instrument No. 20090218-0013643 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 385 Deer Lake Drive, Nashville, TN 37221.

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 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 lawful Attorney - in - Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS")

POA recorded as Instrument Number 20050907-0107449

BY: _____

ITS: Carolyn Oliver
Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

* a Delaware Limited Liability Company dBA. First American Asset Closing Services (FAACS)

On this day before me, a Notary Public, personally appeared Carolyn Oliver, **to me personally well-know, who acknowledged that he/she is the** Authorized Signer **of National Default REO Services,** ~~dba First American Asset Closing Services, a Limited Liability Company~~, **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 4 **day of** May, **2009.**

_____
Notary Public

My commission expires:
6/04/09
(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, $47,500.00, 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 22ND 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:
Mary D. Boritzki and Debra Boritzki
385 Deer Lake Drive
Nashville, TN 37221

Map No. 142-03-0-A-385.00

Return to:

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