Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1222
623300

BILL GARRETT, Davidson County
Trans:T20090043256 DEEDWARR
Recvd: 06/29/09 13:40 3 pgs
Fees:18.00 Taxes:481.00
20090629-0060216

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of June, 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 Inge P. Schklar, a single person, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot 77 on the Plan of the Resubdivision of Lots 74 through 84 on the Plan of Roxborough Subdivision of record in Plat Book 5200, page 238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed November 17, 2008 as Instrument No. 20081117-0113312 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5161 Roxborough Drive, Hermitage, TN 37076.

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 her 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 No. 20050907-0107449**

**BY:** _____

**ITS:** Maria Pereira
Authorized Signer

**Acknowledgment**

**State of** California
)ss.
**County of** Orange

**On this day before me, a Notary Public, personally appeared** Maria Pereira, **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** 17 **day of** June **,** 2009 **.**

_____
**Notary Public**

**My commission expires:**
6/4/13
**(Seal)**

ANTHONY PHAN
Commission # 1848440
Notary Public - California
Orange County
My Comm. Expires Jun 4, 2013

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, $130,000.00, 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 26TH 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:
Inge P. Schklar
5161 Roxborough Dr.
Hermitage TN 37076

Map No. 098-01-0-108.00

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