Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1378
4849776

BILL GARRETT, Davidson County
Trans:T20090043256 DEEDWARR
Recvd: 06/29/09 13:45 3 pgs
Fees:18.00 Taxes:995.30
20090629-0060220

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26 day of April, 2009, by Federal Home Loan Mortgage Corporation, Grantor, by its duly authorized attorney in fact National Default REO Services, A Delaware Limited Liability Company dba First American Asset Closing Services (FAACS),

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Patrick J. Ragsdale and Lorraine G. Ragsdale, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot (s) 6, as shown on the map entitled Woodside Subdivision, of record in Plat Book 9700, Page (s) 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed January 30, 2009 as Instrument No. 20090130-0008276 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 204 Hicks Road, 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 Grantees and unto their 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 dba First American Asset Closing Services (FAACS)

POA instrument # 20050907-107449

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-known, who acknowledged that he/she is the** Authorized Signer **of National Default REO Services, A Delaware Limited Liability Company dba First American Asset Closing Services (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 26 **day of** April, 2009.

_____
Notary Public

My commission expires:
06/04/09
(Seal)

ANTHONY PHAN
COMM. #1584892
Notary Public · California
Orange County
Expires Jun. 4, 2009

STATE OF TENNESSEE)

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, $269,000.00, 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:
Patrick J. Ragsdale and Lorraine G. Ragsdale
204 Hicks Road
Nashville TN 37221

Map No. 142-11-0-171.00

Return to:

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