BILL GARRETT, Davidson County
Trans:T20090048974 DEEDWARR
Recvd: 07/21/09 09:22 3 pgs
Fees:18.00 Taxes:122.10
20090721-0068176

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1575
638059

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of July, 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 Anthony Phillips, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being the easterly 34.5 feet of th westerly 63 feet of the northerly 75 feet of Lot No. 382 on the map of McGavock, Wetmore and Others' 2nd Addition to Nashville, called the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Beginning at a point in the Southerly margin of Cockrill Street 141.5 wersterly from the West margin of 17th Avenue North running thence with the Southerly margin of Cockrill Street North 52 degrees; East 34.5 feet to a point; thence South 38 degrees East 75 feet to a point in the Northerly margin of an alley, thence with the Northerly margin of said alley South 52 degrees West 34.5 feet to a point, said point being 28.5 feet easterly from a 16 foot alley, running thence Norht 38 degrees West 75 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 20, 1949.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed February 18, 2009 as Instrument No. 20090218-0013642 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1707 Cockrill Street, Nashville, TN 37208.

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 as Instrument Number 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 14 **day of July, 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, $33,000.00, 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 20TH day of July, 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:
Anthony R. Phillips
219 Heathstone Circle
Franklin, TN 37069

Map No. 081-15-0-225.00

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