(1)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1906
659865

BILL GARRETT, Davidson County
Trans:T20090074256 DEEDWARR
Recvd: 11/02/09 09:11 3 pgs
Fees:18.00 Taxes:344.10
20091102-0100730

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of September, 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 Valerie C. Coppinger, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed June 16, 2009 as Instrument No. 20090616-0056047 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 610 Truxton Drive, Nashville, TN 37214.

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.

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 No. 20050907-0107449

BY: _____

ITS: Jamey Davis – V.P.

Acknowledgment

State of ~~California~~ Texas
)ss.
County of ~~Orange~~ Collin

On this day before me, a Notary Public, personally appeared Jamey Davis, to me personally well-known, who acknowledged that ~~he~~/she is the VP of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), a corporation, 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 29 day of September, 2009.

_____
Notary Public

My commission expires:
2/8/12
(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

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, $93,000.00, 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 28th **day of** October, 2009.

Notary Public

My commission expires:

7/16/11

(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:
Valerie Coppinger
610 Truxton Ct
Nashville TN 37214

Map No. 096-11-0-124.00

Return to:

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